LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

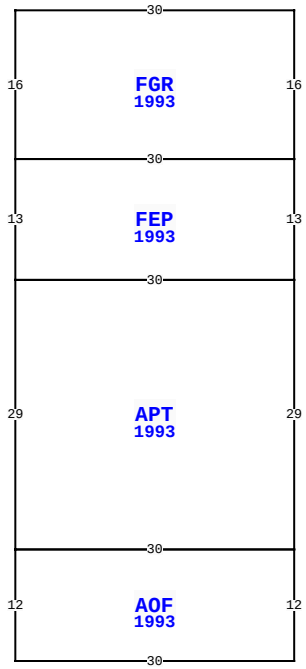
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	360	100	1993	360	10,479
APT	870	100	1993	870	25,324
FEP	390	80	1993	312	9,082
FGR	480	60	1993	288	8,383
TOTALS	2,100			1,830	53,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,830	98.6580	138.61	253,656	1974	1974	0	0	0	79.00	21.00

1 OFFICE – 0% - 0 Heated Area: 1542 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012059	REROOF - BLDG A 7	16,000	09/09/2021
21012072	REROOF - BLDG A 1	16,000	09/09/2021
21012073	REROOF - BLDG B 7	16,000	09/09/2021
21012074	REROOF - BLDG E 1	16,000	09/09/2021
21012075	REROOF - OFFICE	10,575	09/09/2021
20000791	REPAIR/RRF	14,550	01/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W30 S16 FEP=[YR=1993] S13 APT=[YR=1993] S29 AOF=[YR=1993] S12 E30 N12 W30 $ E30 N29 W30 $ E30 N13 W30 $ E30 N16 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,820.00	SF	4.00	4.00	100	1974	1974	3	24	3,667	
2	0812	CONCRETE C	0	0	40	52	2,080.00	SF	4.00	4.00	100	1974	1974	3	24	1,997	
3	0812	CONCRETE C	0	0	0	0	8,750.00	SF	4.00	4.00	100	1974	1974	3	24	8,400	
4	0803	ASPHALT C	0	0	0	0	43,465.00	SF	2.00	2.00	100	1990	1990	3	50	43,465	
5	0402	CONC BUMPE	0	0	0	0	46.00	UT	25.00	25.00	100	1974	1974	3	32	368	
6	0446	BOX FNC 6'	0	0	0	0	840.00	LF	20.00	20.00	100	2003	2003	3	20	3,360	
7	0972	ST LGHT UN	0	0	0	0	18.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	12,296	
8	0446	BOX FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	100	2001	2001	3	20	312	
9	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2002	2002	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 73,921

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAMILY	0	0006	RG-1	0.00	0.00	62.00	UT		1.00	1.00	0.20	25,000.00	5,000.00	310,000							

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

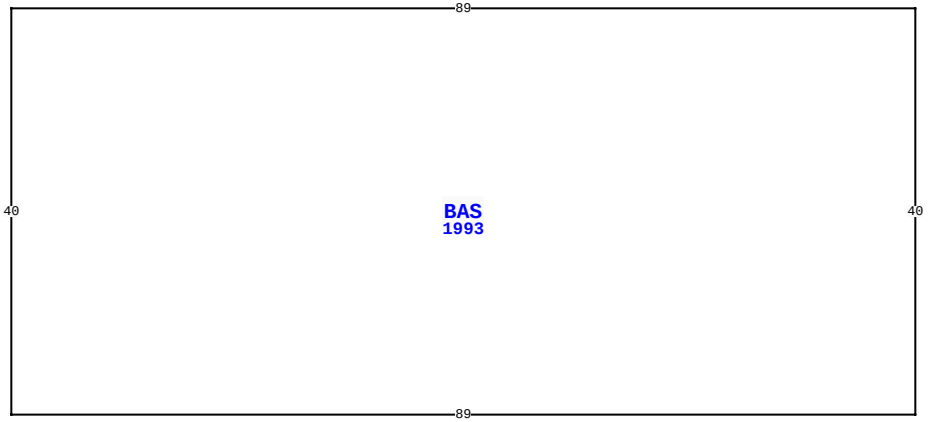
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

2 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000792	REPAIR/RRF	14,550	01/31/2020
20000793	REPAIR/RRF	14,550	01/31/2020
20000795	REPAIR/RRF	14,550	01/31/2020
R981028	REPAIR/RRF	0	06/01/1998
5546	CHNGE SRVC	2,500	12/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

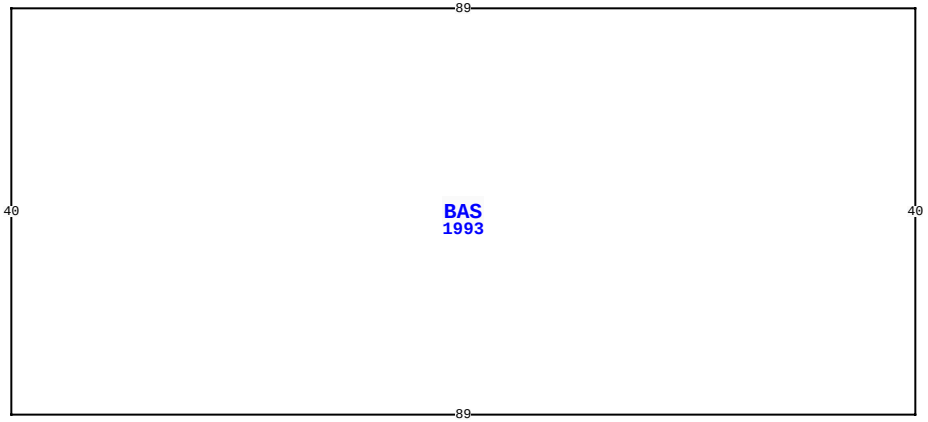
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

3 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

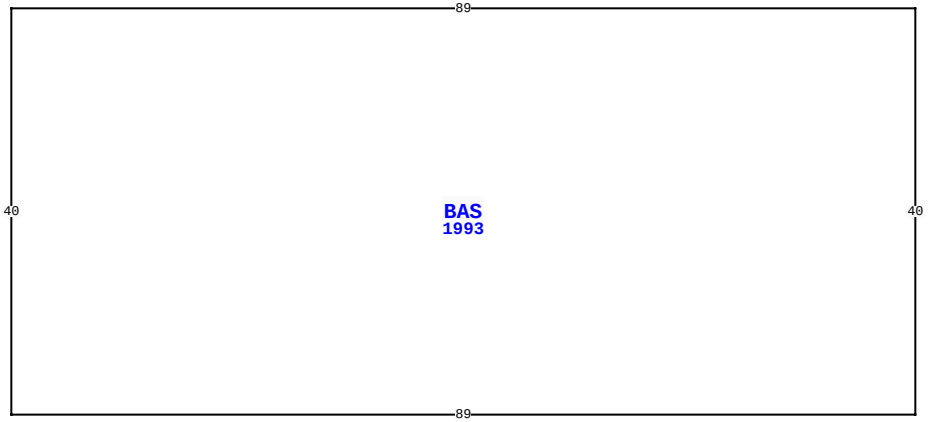
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

4 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

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ATLANTA, GA 30339

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

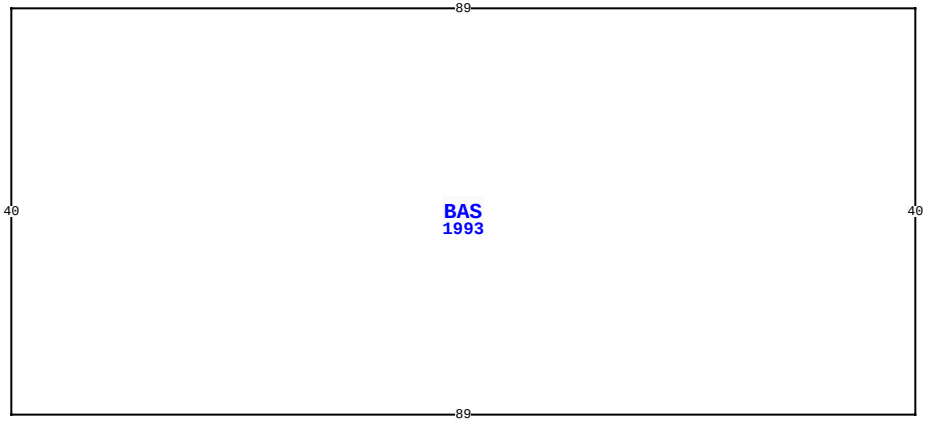
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

5 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



BLD DATE	01/19/2021	KK	LGL DATE
XF DATE	01/19/2021	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

1200 S 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
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TOTAL MARKET VALUE	1,706,902
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE:						
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

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C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

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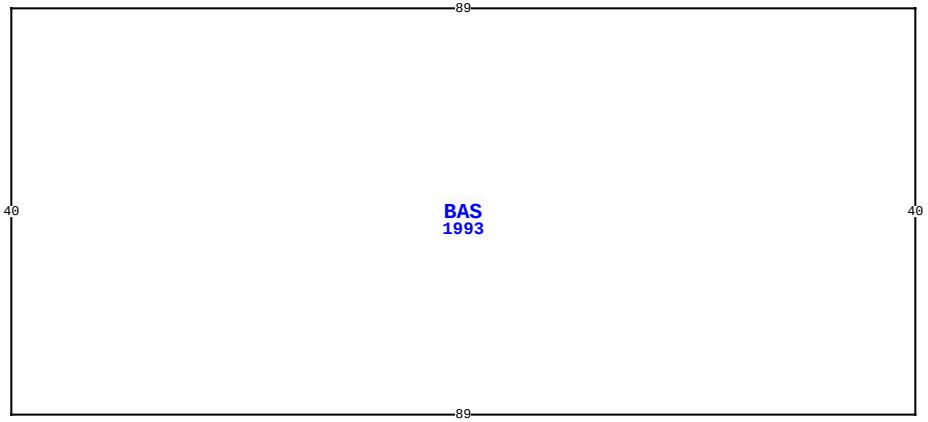
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

6 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

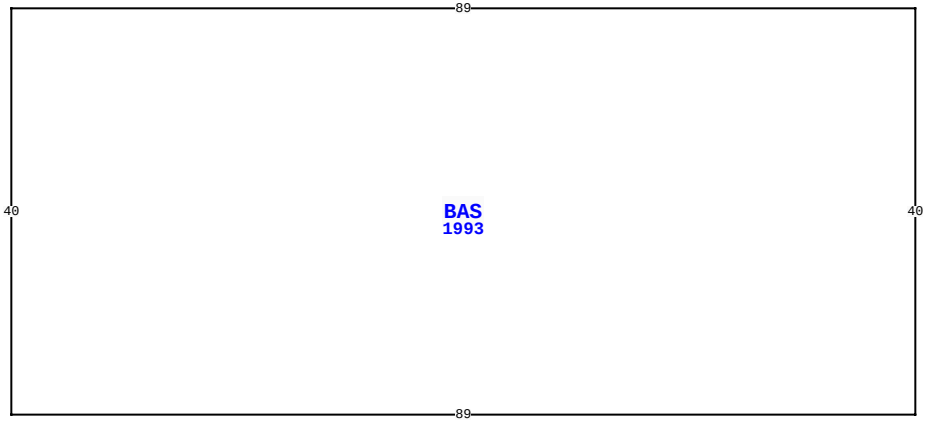
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

7 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

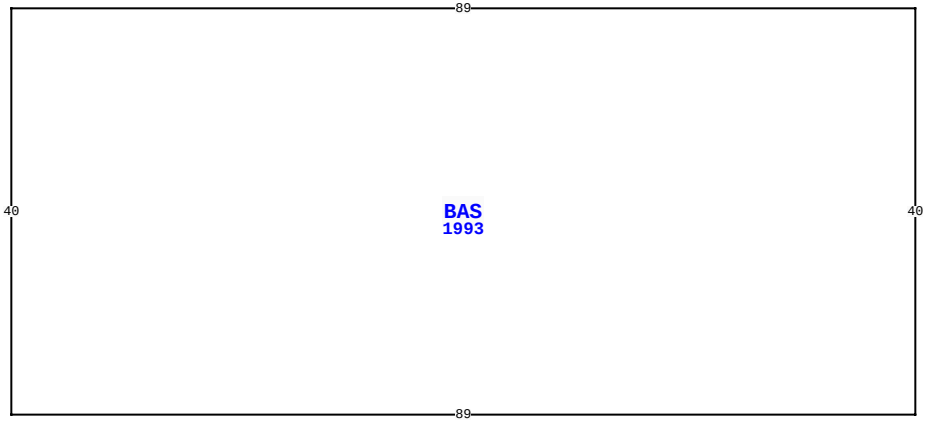
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

8 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



BLD DATE	01/19/2021	KK	LGL DATE
XF DATE	01/19/2021	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

1200 S 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

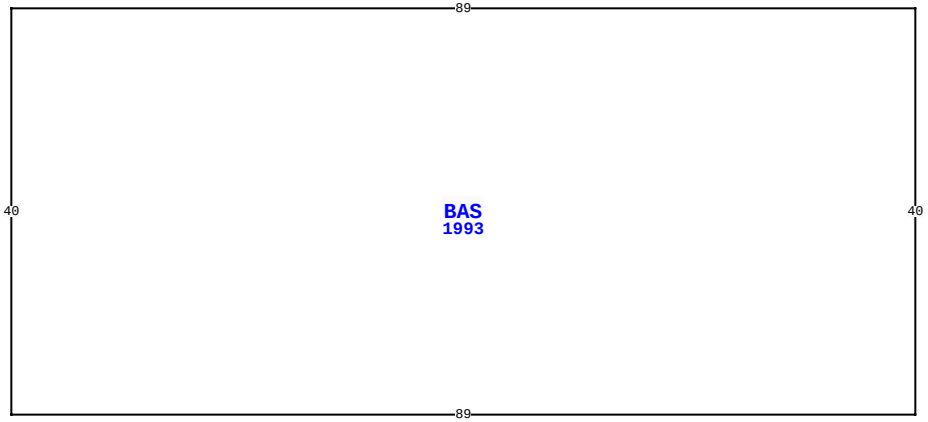
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

9 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



BLD DATE	01/19/2021	KK	LGL DATE
XF DATE	01/19/2021	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

1200 S 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
LOTS 159 & 170 & N 26FT OF
LOTS 161 & 168 IN OR 232/238

NASSAU HOMES LTD/
C/O PROPERTY TAX EAGLE, 3111 PACES MILL RD STE A-250
ATLANTA, GA 30339

2025

00-00-31-1600-0159-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

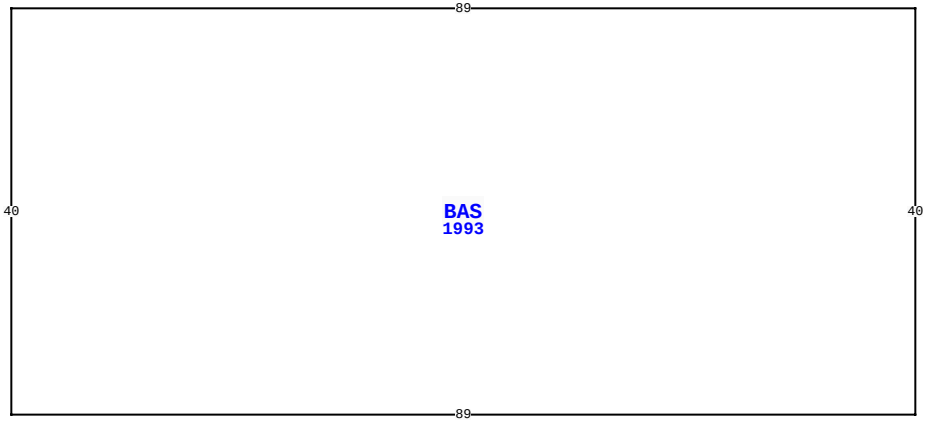
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

10 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



1200 S 15TH ST, FERNANDINA BEACH

BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
TOTAL JUST VALUE	1,706,902
NCON VALUE	0
INCOME VALUE	1,706,902
PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0238	1/01/1977	WD	U	I		793,900
GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 160,169 & S 141FT OF
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

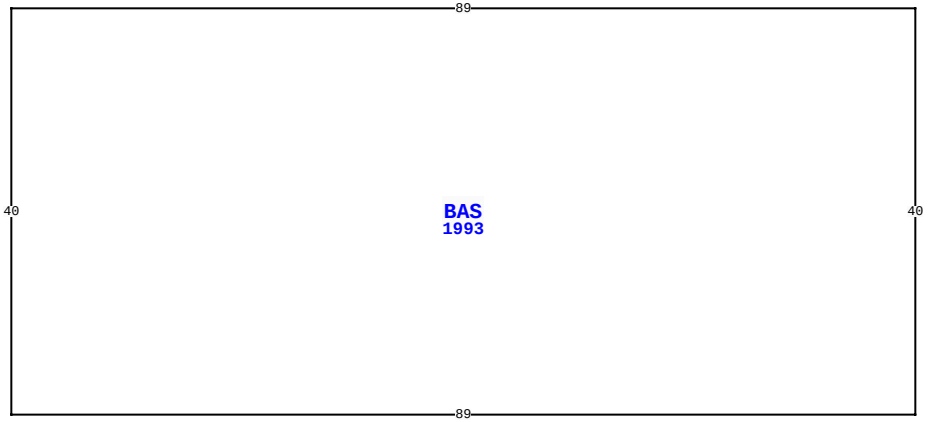
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	1993	3,560	240,793
TOTALS	3,560			3,560	240,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,560	106.8110	90.79	323,212	1974	1974	0	0	0	25.50	74.50

11 APARTMENT – 0% - 0 Heated Area: 3560 HX Base Yr



BLD DATE	01/19/2021	KK	LGL DATE	
XF DATE	01/19/2021	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

1200 S 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,297,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,706,902
SOH/AGL Deduction	287,127
ASSESSED VALUE	1,419,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,419,775
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NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	1,725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR:						
GRANTEE:						
0148/0057	1/01/1973	WD	Q	V		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S40 E89 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2021 BY KK Total Acres: 0.00 Total Land Value: 409,656 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS