LOT C
IN OR 1453/320
THE PARK ADDITION PB 4/94

GIBSON MARK T
1501 ST MARYS DRIVE
WAYCROSS, GA 31501

2025

00-00-31-1630-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

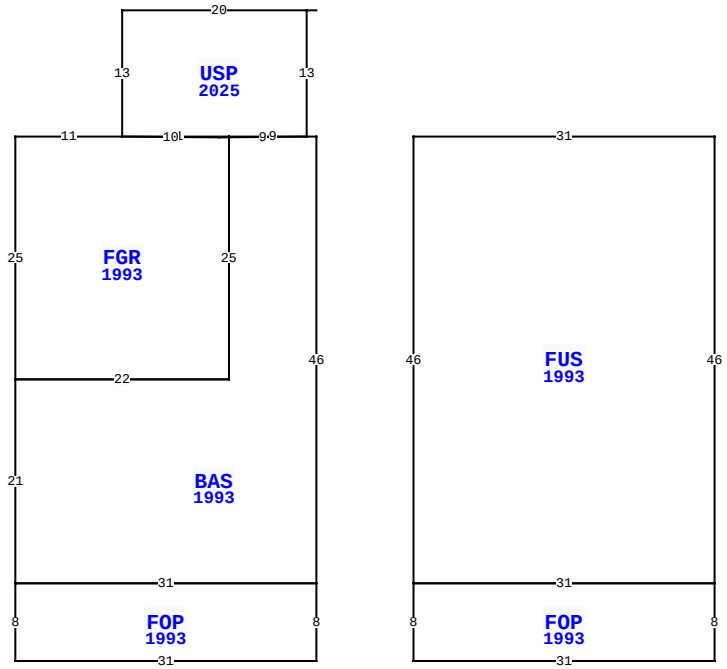
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	1993	876	106,457
FGR	550	55	1993	302	36,701
FOP	248	30	1993	74	8,993
FOP	248	30	1993	74	8,993
FUS	1,426	100	1993	1,426	173,296
USP	254	30	2025	76	9,236
TOTALS	3,602			2,828	343,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,828	121.5360	160.43	453,696	1981	1995	0	0	0	24.25	75.75

1 SNGL FAM – 0% - 0 Heated Area: 2302 HX Base Yr



1521 LISA AVE, FERNANDINA BEACH

BLD DATE	06/12/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	343,675
TOTAL MARKET OB/XF VALUE	9,340
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	753,015
SOH/AGL Deduction	76,070
ASSESSED VALUE	676,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	676,945
TOTAL JUST VALUE	753,015
NCON VALUE	9,928
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	728,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0137	SCRN ROOM		03/26/2024
20121290	REPAIR SHINGL ROO	480	06/29/2012
20101461	ARBOR & FENCE	1,400	08/31/2010
20041814	RE-ROOF	3,000	10/07/2004
20034010	ELEC OTHER	1,000	10/15/2003
19983961	WINDOW REPLACEMEN	8,000	07/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/0320	10/18/2006	WD	Q	I		650,000
GRANTOR: YOAKAM JOYCE B NELSON						
GRANTEE: GIBSON MARK T						
0941/1553	7/21/2000	PR	Q	I	01	100
GRANTOR: NELSON JOYCE B P/R FO						
GRANTEE: NELSON JOYCE B						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	1,410.00	SF	5.85	5.85	100	1981	1981	3	32.5	2,681	
2	0855	CONC PAVER	0	0	19	29	551.00	SF	10.00	10.00	100	2010	2010	3	90	4,959	
4	0476	VF 6 SBPL	0	0	0	0	25.00	LF	32.00	32.00	100	2025	2024		100	800	
5	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

BUILDING DIMENSIONS

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FUS=[YR=1993;ORIG=10,0] S46 E31 N46 W31 $
BAS=[YR=1993;ORIG=0,0] W9 S25 W22 S21 E31 N46 $
FGR=[YR=1993;ORIG=-9,0] W11 W11 S25 E22 N25 $
FOP=[YR=1993;ORIG=-31,46] S8 E31 N8 W31 $
FOP=[YR=1993;ORIG=10,46] S8 E31 N8 W31 $
PTR=[ORIG=0,0] E10 W10 $
USP=[YR=2025;ORIG=0,-13] W20 S13 D0.1R10 U0.1R9 N13 $
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LAND DESCRIPTION

TOTAL OB/XF 9,340

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	000100	C	RES	0	0006	R-1	85.00	125.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/15/2024 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS