LOT 5
PHOENIX WALK PB 5/55

GOWEN LEE
215 PINEWOOD ST
FOLKSTON, GA 31537

2025

00-00-31-1635-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

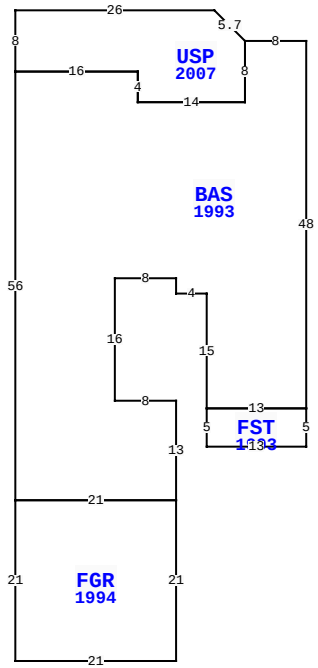
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1993	1,712	217,451
FGR	441	55	1994	243	30,865
FST	65	55	1993	36	4,573
USP	288	30	2007	86	10,923
TOTALS	2,506			2,077	263,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,077	158.7688	158.77	329,765	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1712 HX Base Yr



9 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,812
TOTAL MARKET OB/XF VALUE	4,468
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	593,280
SOH/AGL Deduction	85,529
ASSESSED VALUE	507,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,751
TOTAL JUST VALUE	593,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090916	H/AC	4,000	07/13/2009
8231	GARAGE	4,750	03/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0408	10/07/2019	WD	Q	I	02	395,000
GRANTOR: SAMS KAREN R & JANET						
GRANTEE: GOWEN LEE						
2016/0645	11/25/2015	WD	Q	I	01	250,000
GRANTOR: STENGLE LIVING TRUST						
GRANTEE: SAMS KAREN R & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 USP=[YR=2007] U4 L4 W26 S8 E16 S4 E14 N8$ S8 W14 N4 W16 S56 FGR=[YR=1994] S21 E21 N21 W21$ E21 N13 W8 N16 E8 S2 E4 S15 FST=[YR=1993] S5 E13 N5 W13$ E13 N48$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	0	0	0	93.00	SF	3.00	3.00	100	1984	1984	3	50	140	
3	0810	CONCRETE A	0	0	19	2	169.00	SF	6.50	6.50	100	1994	1994	3	66	725	
4	0810	CONCRETE A	0	0	0	0	318.00	SF	6.50	6.50	100	1997	1997	3	72	1,488	
5	0825	BRICK	0	0	7	2	14.00	SF	12.50	12.50	100	1997	1997	3	91	159	
6	1126	CB/STC 8"	0	0	0	0	20.00	SF	8.00	8.00	100	1984	1984	3	41	66	

LAND DESCRIPTION

TOTAL OB/XF 4,468

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	000310	C	TOWNHOUSE	0		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS