LOT 68
SEASIDE PB 6/161

MATTHEE JOINT LIVING TRUST/MATTHEE MATHYS N TRUSTE
1022 LYNES AVENUE
SAVANNAH, GA 31415

2025

00-00-31-1679-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

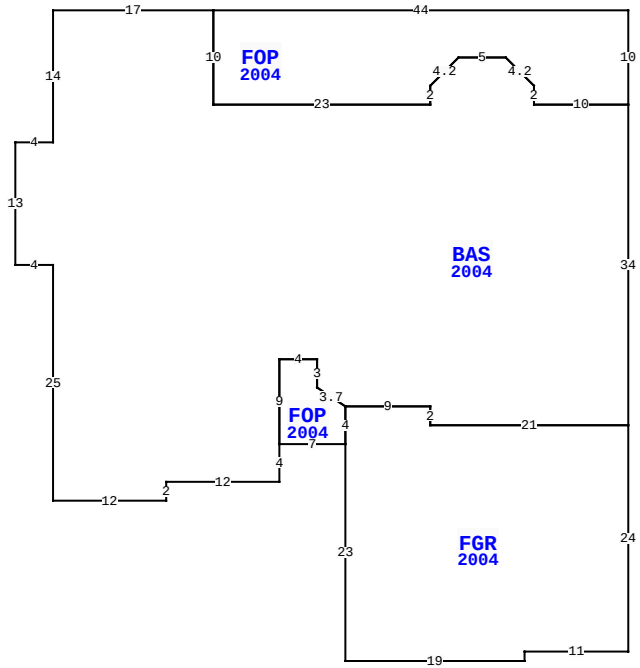
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2004	2,455	426,411
FGR	757	55	2004	416	72,256
FOP	51	30	2004	15	2,606
FOP	394	30	2004	118	20,496
TOTALS	3,657			3,004	521,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,004	122.1484	192.99	579,742	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 0% - 2024 Heated Area: 2455 HX Base Yr



486 STARBOARD LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	521,768
TOTAL MARKET OB/XF VALUE	29,744
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	851,512
SOH/AGL Deduction	22,730
ASSESSED VALUE	828,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	828,782
TOTAL JUST VALUE	851,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	753,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0695	FB POOL	54,656	01/27/2025
20130979	VINFNC	0	05/02/2013
20110337	OTHER	1,090	03/09/2011
20110321	REMODEL	8,000	03/07/2011
20040555	SWIM POOL	0	03/22/2004
20033759	NEW CONSTR	2,000	08/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/283	2/05/2025	TD	U	I	11	100
GRANTOR: MNM REVOCABLE TRUST						
GRANTEE: MATTHEE JOINT LIVIN						
2660/1868	8/09/2023	WD	Q	I	02	905,500
GRANTOR: MCFARLAND HENRY JR &						
GRANTEE: MNM REVOCABLE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W44 BAS=[YR=2004] W17 S14 W4 S13 E4 S25 E12 N2 E12 N4 FOP=[YR=2004] E7 FGR=[YR=2004] S23 E19 N1 E11 N24 W21 N2 W9 S4$ N4 U2 L3 N3W4S9$ N9 E4 S3 D2 R3 E9 S2 E21 N34 W10 N2 U3 L3 W5 D3 L3 S2 W23 N10$ S10 E23 N2 R3 U3 E5 R3 D3 S2E10 N10$.

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	2004	2004	3	87	3,045	
2	0819	CONC 12"	0	0	4	7	28.00	SF	9.50	9.50	100	2004	2004	3	83	221	
3	0810	CONCRETE A	0	0	40	30	1,200.00	SF	6.50	6.50	100	2004	2004	3	83	6,474	
4	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2004	2004	3	83	561	
5	1242	WD DECK A	0	0	6	4	24.00	SF	15.00	15.00	100	2004	2004	3	21	76	
6	1241	WD DECK G	0	0	4	6	24.00	UT	11.50	11.50	100	2004	2004	3	32	88	
7	0845	KOOL DECK	0	0	0	0	350.00	SF	7.25	7.25	100	2004	2004	3	83	2,106	
8	0866	POOL FIBER	0	0	25	12	300.00	SF	72.00	72.00	100	2004	2004	3	21	4,536	
9	0855	CONC PAVER	0	0	0	0	841.00	SF	10.00	10.00	100	2008	2008	3	88	7,401	
10	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2013	2013	3	83	747	

TOTAL OB/XF 25,255

LAND DESCRIPTION

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/22/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	753,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033689	NEW CONSTR	170,000	08/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MNM REVOCABLE TRUST						
GRANTEE: MATTHEE JOINT LIVIN						
2660/1868	8/09/2023	WD	Q	I	02	905,500
GRANTOR: MCFARLAND HENRY JR &						
GRANTEE: MNM REVOCABLE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0476	VF 6 SBPL	0	0	0	0	169.00	LF	32.00	32.00	100	2013	2013	3	83	4,489	

LAND DESCRIPTION

TOTAL OB/XF 4,489

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

REVIEW DATE 07/22/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS