LOT 1-3
IN OR 2095/1526
SURF UNIT ONE PB 7/300

SAUSE JILLIAN HOPE LIVINGSTON/HOWELL KRISITN ANITA
PO BOX 646
SWAINSBORO, GA 30401

2025

00-00-31-1741-0001-0030

BUILDING CHARACTERISTICS

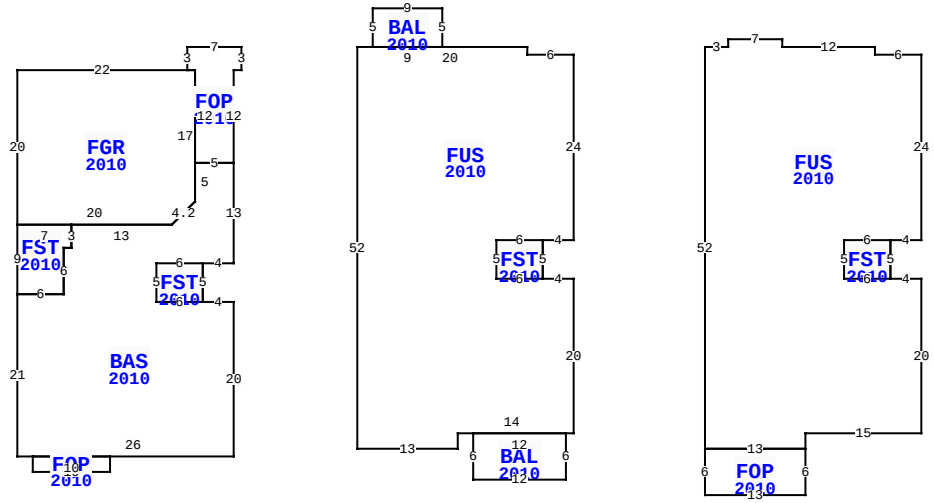
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1101.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	45	15	2010	7	677
BAL	72	15	2010	11	1,065
BAS	808	100	2010	808	78,178
FGR	456	55	2010	251	24,286
FOP	20	30	2010	6	581
FOP	78	30	2010	23	2,226
FOP	81	30	2010	24	2,322
FST	30	55	2010	16	1,548
FST	30	55	2010	16	1,548
FST	30	55	2010	16	1,548
TOTALS	4,514			4,016	388,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	4,016	104.5968	104.60	420,074	2009	2009	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 0 Heated Area: 3615 HX Base Yr



** This building has 13 Sub-Areas

3211 EVENTIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	388,568
TOTAL MARKET OB/XF VALUE	21,051
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	684,619
SOH/AGL Deduction	1,783
ASSESSED VALUE	682,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	682,836
TOTAL JUST VALUE	684,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	642,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120417	HVAC RELOCATE	1,750	03/14/2012
20110938	GAS	995	06/10/2011
20110188	NEW CONSTR	950	02/09/2011
20110100	NEW CONSTR	160,000	01/21/2011
20101900	NEW CONSTR	7,350	11/02/2010
20101816	GAS	695	10/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1526	1/12/2017	WD	U	I	11	100
GRANTOR: HEARD LINDSEY V & REB						
GRANTEE: SAUSE JILLIAN HOPE						
2094/0778	1/12/2017	WD	Q	I	01	515,000
GRANTOR: HEARD LINDSEY V & REB						
GRANTEE: WHEELER JILLIAN HOP						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W7 S3 FGR=[YR=2010] W22 S20 FST=[YR=2010] S9 BAS=[YR=2010] S21 E2 FOP=[YR=2010] S2E10N2W10$ E26 N20 W4 FST=[YR=2010] W6N5E6S5$ N5E4N13 W5 S5 D3 L3 W13 S3 W1 S6 W6$ E6 N6 E1 N3 W7$ E20 U3 R3 N17W1$ E1 S12 E5 N12 E1 N3$ PTR= E15 FUS=[YR=2010] E2 BAL=[YR=2010] N5 E9 S5 W9 $ E20 S1 E6 S24 W4 FST=[YR=2010] W6 S5E6N5$ S5E4S20 W1 BAL=[YR=2010] S6 W12 N6 E12$ W14 S2W13 N52$ W15 $ PTR= E60 FUS=[YR=2010] E3 N1 E7 S1 E12 S1 E6 S24 W4 FST=[YR=2010] W6 S5E6N5$ S5E4S20 W15 S2 FOP=[YR=2010] S6 W13 N6 E13$ W13 N52$ W60$.

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	0855	CONC PAVER	0	0	0	0	872.00	SF	10.00	10.00	100	2009	2009	3	89	7,761	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2011	2011	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 21,051

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS