BLK 244 TRACT G & N 12 FT OF
TRACT H OF LOT 6 & S 5 FT OF
TRACT A OF LOT 6 IN OR 723/476

GEORGE PATSY SUE EST
C/O JAMES GEORGE, 228 GREENBRIAR RD
KINGSLAND, GA 31548

2025

00-00-31-1800-0244-06A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

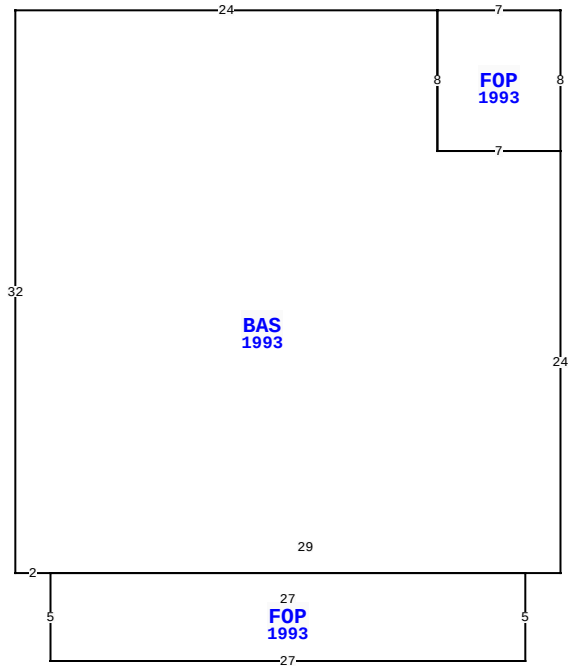
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	60,797
FOP	56	30	1993	17	1,104
FOP	135	30	1993	40	2,598
TOTALS	1,127			993	64,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	993	87.4800	87.48	86,868	1900	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



128 N 13TH TER, FERNANDINA BEACH

BLD DATE	01/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	64,499
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	146,625
TOTAL MARKET VALUE	211,508
SOH/AGL Deduction	120,043
ASSESSED VALUE	91,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,465
TOTAL JUST VALUE	211,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2051	REROOF	3,000	04/12/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2405/0627	10/22/2020	QC	U	I	11	100
GRANTOR: D A B TRUST						
GRANTEE: BROWN FREDERICK						
2345/1652	3/11/2020	WD	U	I	30	9,200
GRANTOR: BROWN FREDERICK						
GRANTEE: BROWN FREDERICK K I						

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 BAS=[YR=1993] W24 S32 E2 FOP=[YR=1993] S5 E27 N5W27$ E29 N24 W7N8$ S8E7N8$.

LAND DESCRIPTION

TOTAL OB/XF 384

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	MU-1			5,865.00	SF		1.00	1.00	1.00	25.00	25.00	146,625							

REVIEW DATE 06/15/2022 BY DJ Total Acres: 0.13 Total Land Value: 146,625 Market: 0 Agricultural: 0 Common: 146,625 PRINTED 07/30/2025 BY SYS