BLK 252 PT OF LOTS 1 & 8 &
BLK 253 PT LOT 5 & PT OF
UNDEVELOPED PROPOSED R/W LYING

LONG GLEN S
145 LITTLE VICTORIA RD
WOODSTOCK, GA 30189

2025

00-00-31-1800-0252-0010

BUILDING CHARACTERISTICS

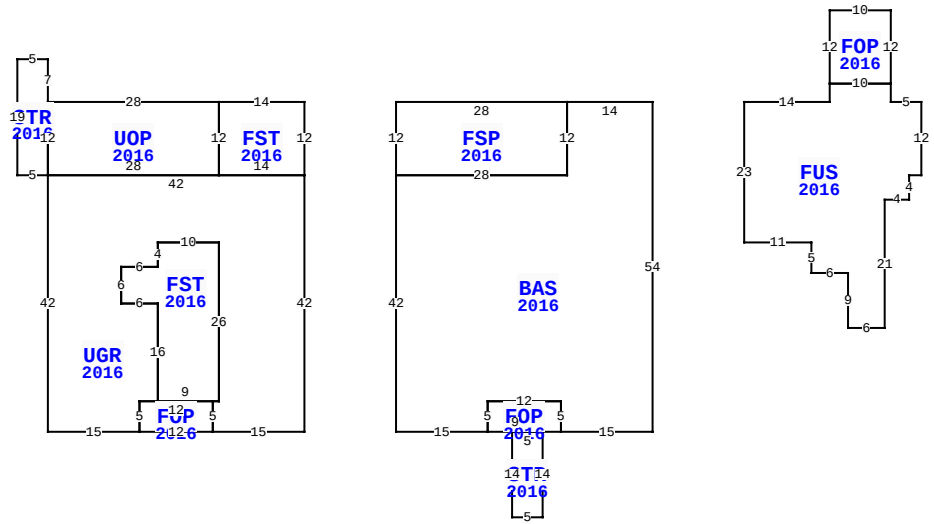
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2016	1,872	252,708
FOP	60	30	2016	18	2,430
FOP	60	30	2016	18	2,430
FOP	120	30	2016	36	4,859
FSP	336	40	2016	134	18,089
FST	168	55	2016	92	12,420
FST	296	55	2016	163	22,004
FUS	761	100	2016	761	102,730
STR	70	10	2016	7	945
STR	95	10	2016	10	1,350
TOTALS	5,582			3,812	514,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,812	106.2000	140.18	534,366	2016	2016	0	0	0	3.70	96.30

1 SNGL FAM – 0% - 0 Heated Area: 2633 HX Base Yr



** This building has 12 Sub-Areas

1395 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

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	0300	BOAT DCK W	0	0	0	0	388.00	SF	60.00	60.00	100	1993	1993	3	20	4,656	
2	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2011	2011	3	45	1,242	
3	0303	FLT DOCK W	0	0	10	30	300.00	SF	26.00	26.00	100	2011	2011	3	60	4,680	
4	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	1,800	
5	0300	BOAT DCK W	0	0	0	0	235.00	SF	40.00	40.00	100	2011	2011	3	60	5,640	
6	0350	CARPORT WD	0	0	13	24	312.00	SF	13.00	13.00	100	2011	2011	3	45	1,825	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2011	2011	3	45	675	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
9	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2016	2016	3	95	1,334	
10	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2016	2016	3	95	1,334	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	514,594
TOTAL MARKET OB/XF VALUE	26,151
TOTAL LAND VALUE - MARKET	598,500
TOTAL MARKET VALUE	1,139,245
SOH/AGL Deduction	186,862
ASSESSED VALUE	952,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	952,383
TOTAL JUST VALUE	1,139,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,115,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152260	CO ISSUED	0	05/26/2016
20152260	NEW CONSTR	398,608	09/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1006/1294	9/06/2001	QC	Q	V	06	100
GRANTOR: GODWIN H LEE JR & ANN						
GRANTEE: LONG GLEN S						
1006/0935	9/05/2001	WD	Q	I		240,000
GRANTOR: GOODWIN H LEE JR & AN						
GRANTEE: LONG GLEN S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2016] W14 UOP=[YR=2016] W28 STR=[YR=2016] N7 W5 S19 E5 N12$ S12 UGR=[YR=2016] S42 E15FOP=[YR=2016] E12 N5 FST=[YR=2016] E1 N26 W10 S4 W6 S6 E6 S16 E9 $ W12 S5$ N5E3N16W6N6E6 N4E10 S26 W1 S5 E15 N42 W42$ E28 N12$ S12 E14 N12$ PTR=E15 FSP=[YR=2016] E28 BAS=[YR=2016] E14 S54 W15 FOP=[YR=2016] W3 STR=[YR=2016] S14 W5 N14 E5$ W9 N5 E12 S5$ N5 W12 S5 W15 N42 E28 N12$ S12 W28 N12$ W15$ PTR=E72 FUS=[YR=2016] E14 N3 FOP=[YR=2016] N12 E10 S12 W10$ E10 S3 E5 S12 W2 S4 W4 S21 W6 N9 W6 N5 W11 N23$ W72$.

LAND DESCRIPTION

TOTAL OB/XF 25,126

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	000116	C	RES MARSH	0		R-1	133.00	300.00	133.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	598,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 598,500 Market: 0 Agricultural: 0 Common: 598,500 PRINTED 07/30/2025 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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TOTAL JUST VALUE	1,139,245
NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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	0810	CONCRETE A	0	0	5	16	80.00	SF	6.50	6.50	100	2016	2016	3	95	494	
12	0810	CONCRETE A	0	0	0	0	86.00	SF	6.50	6.50	100	2016	2016	3	95	531	

LAND DESCRIPTION

TOTAL OB/XF 1,025

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 598,500 Market: 0 Agricultural: 0 Common: 598,500 PRINTED 07/30/2025 BY SYS