LOT 2
IN OR 1815/1631
SEASIDE PRIVACY HOMES AT

MANTARO MARK T & LISA S
2669 SWEET OAKS CR
GERMANTOWN, TN 38138

2025

00-SB-30-1920-0002-0000

BUILDING CHARACTERISTICS

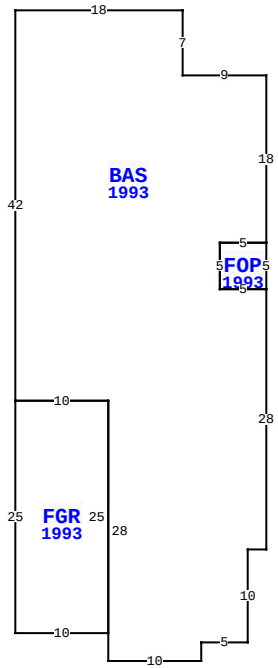
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	283,776
FGR	250	55	1993	138	26,318
FOP	25	30	1993	8	1,526
TOTALS	1,763			1,634	311,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,634	148.1040	234.00	382,356	1987	1987	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 1488 HX Base Yr



5009 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	311,620
TOTAL MARKET OB/XF VALUE	6,171
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	717,791
SOH/AGL Deduction	224,084
ASSESSED VALUE	493,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	493,707
TOTAL JUST VALUE	717,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	642,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19592	REMODEL	7,000	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1815/1631	9/19/2012	WD	Q	I	01	315,000
GRANTOR: GRANDE LOUIS S JR & L						
GRANTEE: MANTARO MARK T & LI						
1352/0785	9/23/2005	WD	Q	I		434,900
GRANTOR: DEMPSEY GEORGE R & PA						
GRANTEE: GRANDE LOUIS S JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N7 W18 S42 FGR=[YR=1993] S25 E10 N25 W10$ E10 S28 E10 N2 E5 N10 E2 N28 FOP=[YR=1993] N5 W5 S5 E5$ W5 N5 E5 N18$.

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	1987	1987	3	60	2,100	
2	0810	CONCRETE A	0	0	0	0	326.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,049	
3	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	1987	1987	3	49.5	824	
4	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2000	2000	3	77	480	
5	0755	FSP	0	0	0	0	203.00	SF	20.00	20.00	100	2007	2007	3	27	1,096	
6	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2007	2007	3	87	622	

LAND DESCRIPTION

TOTAL OB/XF 6,171

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS