LOT 4
IN OR 1489/1730
SEASIDE PRIVACY HOMES AT

STATOM EDWARD F
125 FIRST AVE SE
MOULTRIE, GA 31768

2025

00-SB-30-1920-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

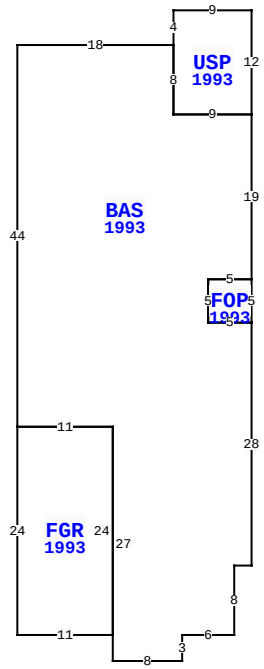
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1993	1,483	278,085
FGR	264	55	1993	145	27,190
FOP	25	30	1993	8	1,500
USP	108	30	1993	32	6,000
TOTALS	1,880			1,668	312,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,668	146.5200	231.50	386,142	1986	1986	0	0	0	19.00	81.00

1 SFR CUST – 0% - 0 Heated Area: 1483 HX Base Yr



5013 SUMMER BEACH BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	312,775
TOTAL MARKET OB/XF VALUE	4,004
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	716,779
SOH/AGL Deduction	221,129
ASSESSED VALUE	495,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,650
TOTAL JUST VALUE	716,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	648,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3178	N/A	38,674	02/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1730	4/03/2007	WD	Q	I		480,000
GRANTOR: THE LYNNE S HARDY REV						
GRANTEE: STATOM EDWARD F						
1291/1989	2/01/2005	QC	Q	I	06	181,250
GRANTOR: HARDY EDDIE R ETAL						
GRANTEE: THE LYNNE S HARDY R						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W9 S4 BAS=[YR=1993] W18 S44 FGR=[YR=1993] S24 E11 N24 W11 $ E11 S27 E8 N3E6 N8 E2 N28 FOP=[YR=1993] N5 W5 S5 E5 $ W5 N5 E5 N19 W9 N8 $ S8 E9 N12 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	0810	CONCRETE A	0	0	69	4	276.00	SF	6.50	6.50	100	1986	1986	3	47	843	
3	0810	CONCRETE A	0	0	45	8	360.00	SF	6.50	6.50	100	1986	1986	3	47	1,100	
4	0810	CONCRETE A	0	0	36	5	180.00	SF	6.50	6.50	100	2000	2000	3	77	901	

LAND DESCRIPTION

TOTAL OB/XF 4,004

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