LOT 5
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

STATOM EDWARD FRANKLIN
1300 SARRACENIS ROAD
MOULTRIE, GA 31768

2025

00-SB-30-1920-0005-0000

BUILDING CHARACTERISTICS

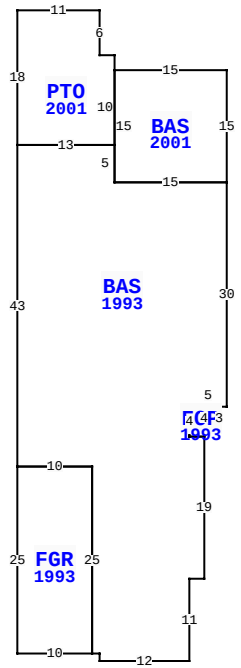
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,464	100	1993	1,464	185,707
BAS	225	100	2001	225	28,541
FGR	250	55	1993	138	17,505
FOP	14	30	1993	4	507
PTO	222	5	2001	11	1,395
TOTALS	2,175			1,842	233,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,842	147.3120	232.75	428,726	1987	1987	27	0	0	18.50	54.50

1 SFR CUST – 0% - 0 Heated Area: 1689 HX Base Yr



5015 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	233,656
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	635,756
SOH/AGL Deduction	106,001
ASSESSED VALUE	529,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,755
TOTAL JUST VALUE	635,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015117	H/AC	0	06/01/2001
B018240	ADDITION	0	05/01/2001
R013216	REPAIR/RRF	0	05/01/2001
BP 3864	N/A	33,721	02/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/1144	1/31/2025	WD	Q	I	02	639,000
GRANTOR: BONNEY JOINT REVOCABL						
GRANTEE: STATOM EDWARD FRANK						
2224/0979	9/05/2018	WD	U	I	11	100
GRANTOR: ETTA M BONNEY REVOCAB						
GRANTEE: BONNEY JOINT REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 PTO=[YR=2001] N2 W2 N6 W11 S18
BAS=[YR=1993] S43 FGR=[YR=1993] S25 E10 N25 W10 $ E10 S25
E1 S1 E12 N11 E2 N19 FOP=[YR=1993] N1 E2 N3 W4 S4 E2 $ W2 N4
E5 N30 W15 N5 W13 $ E13 N10 $ S15 E15 N15 $.

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	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,236	
2	0810	CONCRETE A	0	0	0	0	246.00	SF	6.50	6.50	100	1987	1987	3	49.5	792	
3	0810	CONCRETE A	0	0	14	1	14.00	SF	6.50	6.50	100	2001	2001	3	79	72	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS