LOT 11
IN OR 2191/654
SEASIDE PRIVACY HOMES AT

VINES PROPERTIES LLC
5585 LAKE FOREST DRIVE
ATLANTA, GA 30342

2025

00-SB-30-1920-0011-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

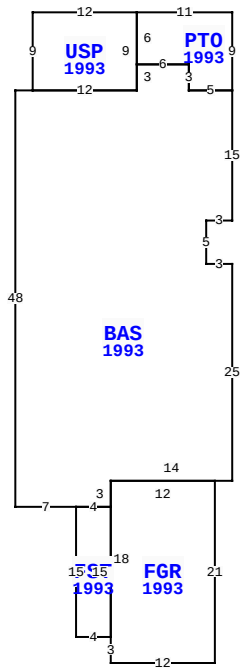
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100	1993	1,161	234,980
FGR	252	55	1993	139	28,133
FST	60	55	1993	33	6,679
PTO	81	5	1993	4	809
USP	108	30	1993	32	6,477
TOTALS	1,662			1,369	277,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,369	158.1466	249.87	342,072	1986	1986	0	0	0	19.00	81.00

1 SFR CUST – 0% - 0 Heated Area: 1161 HX Base Yr



5027 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	277,078
TOTAL MARKET OB/XF VALUE	2,663
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	679,741
SOH/AGL Deduction	216,072
ASSESSED VALUE	463,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,669
TOTAL JUST VALUE	679,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	613,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3177	N/A	33,613	02/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2191/0654	4/12/2018	QC	U	I	11	100
GRANTOR: VINES DANIEL C & ABBY						
GRANTEE: VINES PROPERTIES LL						
1630/1975	7/17/2009	WD	Q	I	02	213,000
GRANTOR: R-SQUARE INVESTMENTS						
GRANTEE: VINES DANIEL C & AB						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 USP=[YR=1993] W12 S9 BAS=[YR=1993] W2 S48 E7 FST=[YR=1993] S15 E4 FGR=[YR=1993] S3 E12 N21 W12 S18 $ N15 W4 $ E4 N3 E14 N25 W3 N5 E3 N15 W5 N3 W6 S3 W12 $ E12 N9 $ S6 E6 S3 E5 N9 $.

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	61	4	244.00	SF	6.50	6.50	100	1986	1986	3	47	745	
3	0810	CONCRETE A	0	0	31	8	248.00	SF	6.50	6.50	100	1986	1986	3	47	758	

LAND DESCRIPTION

TOTAL OB/XF 2,663

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 04/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS