LOT 18
IN OR 2057/617
SEASIDE PRIVACY HOMES AT

LOTT JASON/LOTT SLOAN ET AL
PO BOX 675
BAXLEY, GA 31515

2025

00-SB-30-1920-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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

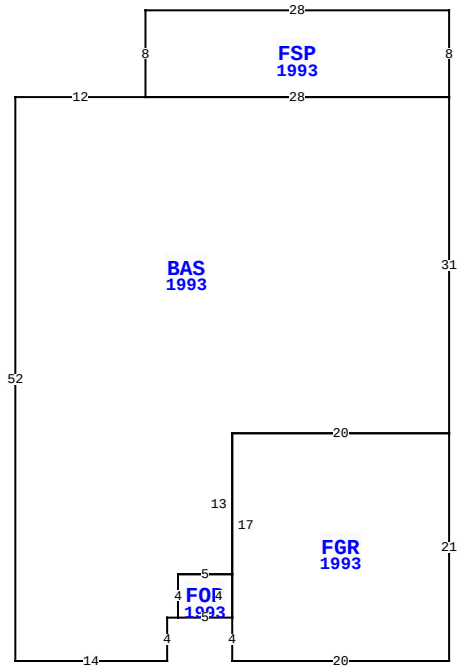
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1993	1,616	303,347
FGR	420	55	1993	231	43,362
FOP	20	30	1993	6	1,127
FSP	224	40	1993	90	16,894
TOTALS	2,280			1,943	364,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,943	144.8832	228.92	444,792	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 1616 HX Base Yr



5063 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	364,729
TOTAL MARKET OB/XF VALUE	3,120
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	767,849
SOH/AGL Deduction	235,339
ASSESSED VALUE	532,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,510
TOTAL JUST VALUE	767,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4643	NEW CONSTR	2,700	11/06/1987
2354	H/AC	2,400	11/06/1987
4337	NEW CONSTR	58,212	09/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/0617	7/07/2016	WD	U	I	11	100
GRANTOR: MOODY VERLENE L						
GRANTEE: LOTT JASON ET AL						
1479/1285	2/20/2007	WD	Q	I		498,000
GRANTOR: VINES RONALD C SR & W						
GRANTEE: MOODY VERLENE L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W28 S8 BAS=[YR=1993] W12 S52 E14 N4 E1
FOP=[YR=1993] E5 FGR=[YR=1993] S4 E20 N21 W20 S17$ N4 W5 S4$
N4 E5 N13 E20 N31 W28$ E28 N8$.

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	11	4	44.00	SF	6.50	6.50	100	1988	1988	3	52	149	
2	0811	CONCRETE B	0	0	40	16	640.00	SF	5.20	5.20	100	1988	1988	3	52	1,731	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS