LOT 19
IN OR 1300/1368
SEASIDE PRIVACY HOMES AT

CAUTHEN CRAIG V & LISA
2458 VALHALLA DRIVE
ATLANTA, GA 30345

2025

00-SB-30-1920-0019-0000

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		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

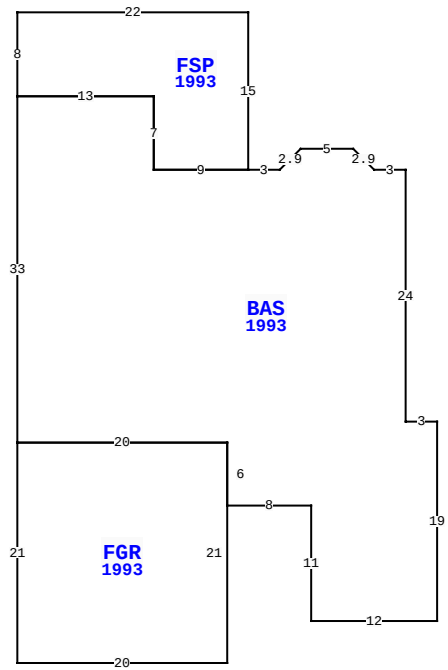
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1993	1,325	258,326
FGR	420	55	1993	231	45,037
FSP	239	40	1993	96	18,717
TOTALS	1,984			1,652	322,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,652	150.4800	237.76	392,780	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 1325 HX Base Yr



5067 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	322,080
TOTAL MARKET OB/XF VALUE	3,999
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	726,079
SOH/AGL Deduction	228,611
ASSESSED VALUE	497,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,468
TOTAL JUST VALUE	726,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4940	NEW CONSTR	55,922	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1300/1368	3/09/2005	WD	Q	I		315,000
GRANTOR: HOWARD BRADLEY D TRUS						
GRANTEE: CAUTHEN CRAIG V & L						
0849/0518	9/18/1998	DG	Q	I	01	100
GRANTOR: HOWARD BARBARA D						
GRANTEE: HOWARD BRADLEY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N24 W3 U2 L2 W5 D2 L2 W3 FSP=[YR=1993] N15 W22 S8 E13 S7 E9$ W9 N7 W13 S33 FGR=[YR=1993] S21 E20 N21 W20$ E20 S6 E8 S11 E12 N19$.

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	1988	1988	3	62	1,240	
2	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	1988	1988	3	52	311	
3	0811	CONCRETE B	0	0	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	52	1,687	
4	0810	CONCRETE A	0	0	15	15	225.00	SF	6.50	6.50	100	1988	1988	3	52	761	

LAND DESCRIPTION

TOTAL OB/XF 3,999

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