LOT 20
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #2 PB 5/140-141

CHESSER HAL & LISA REVOCABLE LIVING TRUST/CHESSER
616 JULIE DRIVE
VIDALIA, GA 30474

2025

00-SB-30-1920-0020-0000

BUILDING CHARACTERISTICS

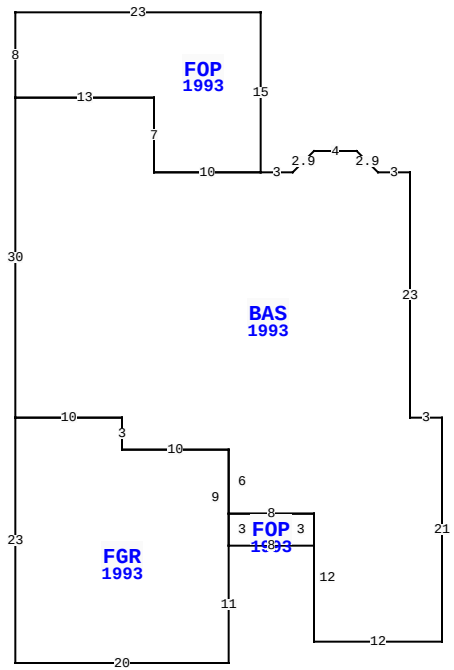
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,308	100	1993	1,308	262,391
FGR	430	55	1993	236	47,343
FOP	24	30	1993	7	1,404
FOP	254	30	1993	76	15,246
TOTALS	2,016			1,627	326,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,627	154.8360	244.64	398,029	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 1308 HX Base Yr



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

5071 SUMMER BEACH BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	326,384
TOTAL MARKET OB/XF VALUE	4,787
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	731,171
SOH/AGL Deduction	231,298
ASSESSED VALUE	499,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,873
TOTAL JUST VALUE	731,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	654,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615160	ROOF	6,000	07/01/2016
B960503	REPAIR/RRF	1,500	08/01/1996
B9603122	REPAIR/RRF	15,000	07/01/1996
E962906	CHNGE SRVC	1,200	07/01/1996
4706	NEW CONSTR	45,136	03/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/205	8/24/2023	WD	U	I	11	100
GRANTOR: CHESSER HAL WILKES						
GRANTEE: CHESSER HAL & LISA						
2141/0020	8/09/2017	PR	U	I	19	100
GRANTOR: CHESSER JEAN WILKES P						
GRANTEE: CHESSER JEAN W & HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 U2 L2 W4 D2 L2 W3 FOP=[YR=1993] N15 W23 S8 E13 S7 E10 $ W10 N7 W13 S30 FGR=[YR=1993] S23 E20 N11FOP=[YR=1993] E8 N3 W8 S3 $ N9 W10 N3 W10 $ E10 S3 E10 S6 E8 S12 E12 N21 W3 N23 $.

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	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	1988	1988	3	52	1,752	
2	0825	BRICK	0	0	0	0	38.00	SF	12.50	12.50	100	1988	1988	3	83	394	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1988	1988	3	52	152	
5	0825	BRICK	0	0	0	0	7.00	SF	12.50	12.50	100	1988	1988	3	83	73	
6	0476	VF 6 SBPL	0	0	12	0	12.00	LF	32.00	32.00	100	2005	2005	3	64	246	

LAND DESCRIPTION

TOTAL OB/XF 4,787

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS