LOT 26
IN OR 846/437
SEASIDE PRIVACY HOMES AT

BROWN LINDA M & WILLIAM/TRUSTEES OF LINDA M BROWN
548 DUNN'S LAKE ROAD
BAXLEY, GA 31513

2025

00-SB-30-1920-0026-0000

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 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

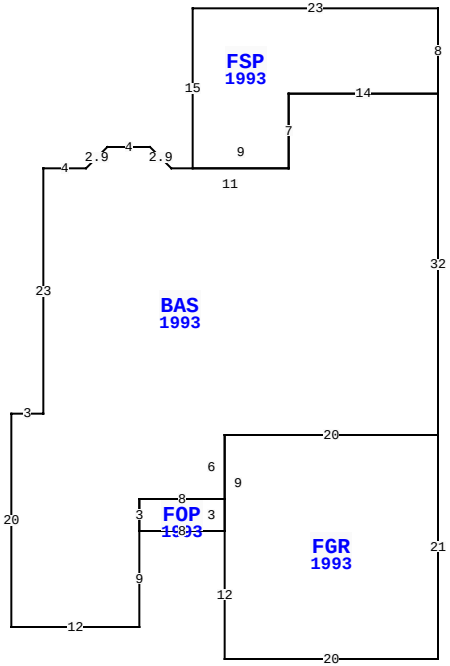
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1993	1,305	265,427
FGR	420	55	1993	231	46,984
FOP	24	30	1993	7	1,424
FSP	247	40	1993	99	20,136
TOTALS	1,996			1,642	333,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,642	156.9902	248.04	407,282	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 1305 HX Base Yr



5080 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	333,971
TOTAL MARKET OB/XF VALUE	4,648
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	738,619
SOH/AGL Deduction	229,814
ASSESSED VALUE	508,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,805
TOTAL JUST VALUE	738,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5365	NEW CONSTR	2,875	09/15/1988
2719	H/AC	2,200	09/15/1988
5084	NEW CONSTR	45,089	08/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1766/0223	11/03/2011	WD	U	I	30	100
GRANTOR: BROWN LINDA M						
GRANTEE: BROWN LINDA M & WIL						
0846/0437	8/25/1998	WD	Q	I		185,000
GRANTOR: VINES FREDERICK S & M						
GRANTEE: BROWN LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] N8 W23 S15 E9 N7 E14$ BAS=[YR=1993] W14 S7 W11 U2 L2 W4 D2 L2 W4S23 W3 S20 E12 N9 FOP=[YR=1993] E8 FGR=[YR=1993] S12 E20 N21 W20 S9$ N3W8 S3$ N3 E8 N6 E20 N32$.

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	0812	CONCRETE C	0	0	96	16	1,536.00	SF	4.00	4.00	100	1988	1988	3	52	3,195	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1988	1988	3	52	213	
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 4,648

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