

LOT 33
IN OR 1080/1118
SEASIDE PRIVACY HOMES AT

HOLLOWAY PAMELA M
PO BOX 2047
STATESBORO, GA 30459

2025

00-SB-30-1920-0033-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

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	1,630	100	1993	1,630	299,583
FGR	420	55	1993	231	42,456
FOP	60	30	1993	18	3,308
FSP	282	40	1993	113	20,769
TOTALS	2,392			1,992	366,117

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	0	21	12	252.00	SF	85.00	85.00	
3	0858	SCULP CONC	0	0	0	0	401.00	SF	13.00	13.00	
4	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	
5	0910	SCRN RM L	0	0	23	30	690.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	1,992	141.0024	222.78	443,778	1989	1989	0	0	0	17.50	82.50	
1 SFR CUST - 0% - 0 Heated Area: 1630 HX Base Yr													
1875 SEASIDE LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/25/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		366,117	
TOTAL MARKET OB/XF VALUE		14,872	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		780,989	
SOH/AGL Deduction		237,048	
ASSESSED VALUE		543,941	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		543,941	
TOTAL JUST VALUE		780,989	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		701,523	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5019	SWIM POOL	7,600	07/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1080/1118	9/11/2002	WD	Q	I	
GRANTOR: AMELIA ISLAND VENTURE					SALE PRICE
GRANTEE: HOLLOWAY PAMELA M					375,000
0972/1607	2/28/2001	WD	Q	I	
GRANTOR: MCQUEEN DANIEL H & CA					330,000
GRANTEE: AMELIA ISLAND VENTU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W23 S10 BAS=[YR=1993] W3 N2 W8 S2 W3 S26 W3 S27 E14 FOP=[YR=1993] S4 E6 FGR=[YR=1993] S3 E20 N22 W10 S2 W10S17 \$ N10 W6 S6 \$ N6 E6 N10 E10 N2 E10 N31 W13 N4 W10 \$ E10 S4 E13 N14 \$.											