

LOT 15
IN OR 1947/1042
SEA MARSH VILLAGE 1 PB 4/11

FORTE STEPHEN M & SUSAN S
930 LULLWATER ROAD NE
ATLANTA, GA 30307

2025

01-6N-29-1900-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
---------	--	----------	----

NEIGHBORHOOD/LOC	10001.00
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	1993	2,302	325,842
DCK	188	10	1993	19	2,690
FSP	350	40	1997	140	19,817

TOTALS	2,840			2,461	348,349
--------	-------	--	--	-------	---------

EXTRA FEATURES					
----------------	--	--	--	--	--

L N	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	0861	POOL GUNIT	0	0	16	37	592.00	SF	85.00	85.00	100	1974	1974	3	20	10,064	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	32	640	
3	0803	ASPHALT C	0	0	0	0	2,048.00	SF	2.00	2.00	100	1996	1996	3	50	2,048	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	20	400	
5	1126	CB/STC 8"	0	0	0	0	397.00	SF	8.00	8.00	100	1974	1974	3	24	762	
6	0445	BOX FNC 5'	0	0	0	0	13.00	LF	8.10	8.10	100	1974	1974	3	20	21	
7	0810	CONCRETE A	0	0	0	0	332.00	SF	6.50	6.50	100	1974	1974	3	24	518	
8	0845	KOOL DECK	0	0	0	0	562.00	SF	7.25	7.25	100	1974	1974	3	24	978	
9	0911	SCRN RM A	0	0	0	0	1,288.00	SF	17.50	17.50	100	2008	2008	3	31	6,987	

LAND DESCRIPTION		
------------------	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000140	C	RES GOLF	0	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,461	119.4480	188.73	464,465	1974	1974	0	0	0	25.00	75.00
1 SFR CUST - 0% - 0												
Heated Area: 2302												
HX Base Yr												

15 WILLOW POND RD, FERNANDINA BEACH	BLD DATE	02/18/2009	KK	LGL DATE	
-------------------------------------	----------	------------	----	----------	--

	XF DATE			LAND DATE	05/07/2025
--	---------	--	--	-----------	------------

	INC DATE			AG DATE	MLU
--	----------	--	--	---------	-----

TOTAL OB/XF												
22,418												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 5		Tax Dist:
BUILDING MARKET VALUE		432,034
TOTAL MARKET OB/XF VALUE		22,418
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,154,452
SOH/AGL Deduction		280,815
ASSESSED VALUE		873,637
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		873,637
TOTAL JUST VALUE		1,154,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,086,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24683	ELEC OTHER	0	02/01/2012
B25585	REMODEL	4,000	01/01/2012
B23773	REMODEL	20,000	07/01/2010
B21855	XFOB	14,000	09/01/2008
B9703942	ADDITION	4,375	05/01/1997
B874135	N/A	30,000	08/02/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1947/1042	11/13/2014	WD	Q	I	01

GRANTOR: MEAKIN CHARLES J III					
GRANTEE: FORTE STEPHEN M & S					
1257/1459	9/09/2004	WD	Q	I	
GRANTOR: MOORHEAD THOMAS J & J					
GRANTEE: MEAKIN CHARLES III					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
---------------------	--	--	--	--	--

FSP=[YR=1997] W35 S10 BAS=[YR=1993] S8 W35 S32 E21 S2 E10 N2
E5 DCK=[YR=1993] D9 R7 U5 R8 N12 W7 S2 W8 S6\$ N6 E8 N2
E15 S2 E9 N2 E2 N32 W35\$ E35 N10\$.

FORTE STEPHEN M & SUSAN S
930 LULLWATER ROAD NE
ATLANTA, GA 30307

01-6N-29-1900-0015-0000

[illegible]