LOT 18
SEA MARSH VILLAGE 1 PB 4/11

MASSENGALE DAVID & DEENA
1034 FAIRVIEW CLUB CIR
DACULA, GA 30019

2025

01-6N-29-1900-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

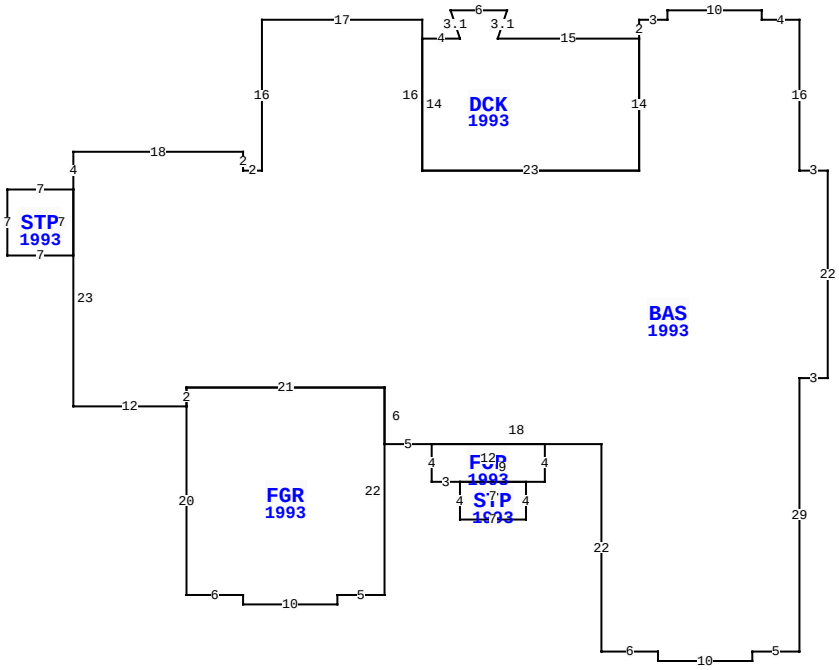
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	3,187	100	1993	3,187	440,531
DCK	337	10	1993	34	4,699
FGR	472	55	1993	260	35,939
FOP	48	30	1993	14	1,935
STP	28	10	1993	3	415
STP	49	10	1993	5	691
TOTALS	4,121			3,503	484,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,503	106.6905	168.57	590,501	1983	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 3187 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

9 WILLOW POND RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	484,211
TOTAL MARKET OB/XF VALUE	9,945
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,194,156
SOH/AGL Deduction	216,128
ASSESSED VALUE	978,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	978,028
TOTAL JUST VALUE	1,194,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,122,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217763	H/AC	0	11/01/2012
R1213173	ROOF	14,250	10/01/2012
B960426	REPAIR/RRF	3,650	01/01/1996
B916982	ADDITION	23,800	02/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1179	4/01/2021	WD	Q	I	01	795,000
GRANTOR: BROOKS TRUST						
GRANTEE: MASSENGALE DAVID &						
2078/0271	9/30/2016	SW	U	I	11	100
GRANTOR: BROOKS WILLIAM C & AU						
GRANTEE: BROOKS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N16 W4 N1 W10 S1 W3 S2 DCK=[YR=1993] W15 U3 R1 W6 D3 R1 W4 S14 E23 N14$ S14 W23 N16 W17 S16 W2 N2 W18 S4 STP=[YR=1993] W7 S7 E7 N7$S23 E12 FGR=[YR=1993] S20 E6 S1 E10 N1 E5 N22 W21 S2 $N2 E21 S6 E5 FOP=[YR=1993] S4 E3 STP=[YR=1993] S4 E7 N4 W7$ E9 N4 W12 $ E18 S22 E6 S1 E10 N1 E5 N29 E3 N22$.

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	1983	1983	3	51.5	1,030	
2	1126	CB/STC 8"	0	0	21	6	126.00	SF	8.00	8.00	100	1983	1983	3	38	383	
3	0855	CONC PAVER	0	0	0	0	1,149.00	SF	7.00	7.00	100	2005	2005	3	84	6,756	
4	0855	CONC PAVER	0	0	0	0	302.00	SF	7.00	7.00	100	2005	2005	3	84	1,776	

LAND DESCRIPTION

TOTAL OB/XF 9,945

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	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS