LOT 10
SOUTHERN CREEK PB 7/133

CLNG HOMES LLC
3427 W MONTAGUE AVE STE 6
NORTH CHARLESTON, SC 29418

**2025**

**25-2N-27-1980-0010-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4061.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

85172 SOUTHERN CREEK BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 130,455 |
| TOTAL MARKET VALUE | 130,455 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 130,455 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 130,455 |
| TOTAL JUST VALUE | 130,455 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 130,455 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230008480 | H2825 G453 P456 | 518,092 | 06/30/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2667/35 | 9/08/2023 | QC | U | V | 11 | 71,501 |
| GRANTOR: SOUTHERN LEGACY HOME | | | | | | |
| GRANTEE: CLNG HOMES LLC | | | | | | |
| 2586/0666 | 8/19/2022 | SW | Q | V | 05 | 376,400 |
| GRANTOR: HOLLAND-ZELL PARTNERS | | | | | | |
| GRANTEE: SOUTHERN LEGACY HOM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000116 | C | RES MARSH | 0 | | RSF-1 | 0.00 | 0.00 | 0.65 | AC | | 1.00 | 1.00 | 2.00 | 100,000.00 | 200,000.00 | 130,000 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | RSF-1 | 0.00 | 0.00 | 0.91 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 455 | | | | | | | |

REVIEW DATE 06/13/2025 BY KW Total Acres: 1.56 Total Land Value: 130,455 Market: 0 Agricultural: 0 Common: 130,455 PRINTED 07/30/2025 BY SYS