LOT 117
HARBOR CONCOURSE PHASE 2
PB 8/162

GEIGER KAREN
1355 WEST OAK COMMONS LN
MARIETTA, GA 30062

2025

29-2N-28-0115-0117-0000

BUILDING CHARACTERISTICS

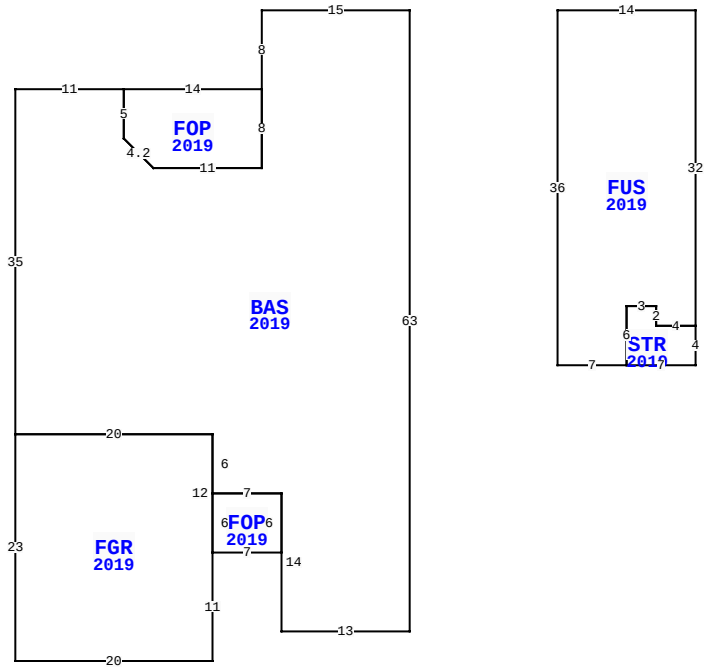
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	2019	1,715	199,566
FGR	460	55	2019	253	29,440
FOP	42	30	2019	13	1,513
FOP	108	30	2019	32	3,724
FUS	470	100	2019	470	54,692
STR	34	10	2019	3	349
TOTALS	2,829			2,486	289,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	118.7424	118.74	295,188	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2185 HX Base Yr



BLD DATE	03/30/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

81527 BOATSWAIN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,284
TOTAL MARKET OB/XF VALUE	3,248
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	377,532
SOH/AGL Deduction	0
ASSESSED VALUE	377,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,532
TOTAL JUST VALUE	377,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900253	CO ISSUED	0	04/26/2019
B1909118	NEW CONSTR	289,584	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/453	1/10/2025	WD	Q	I	01	478,500
GRANTOR: THRIFT WILLIAM KYLE						
GRANTEE: GEIGER KAREN						
2636/1508	5/04/2023	WD	Q	I	01	437,500
GRANTOR: D'ALLEGRO ROBERT B L/						
GRANTEE: THRIFT WILLIAM KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 S8 FOP=[YR=2019] W14 S5 D3 R3 E11 N8$ S8 W11 L3 U3 N5 W11 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $ PTR= E15 FUS=[YR=2019] E14 S32 STR=[YR=2019] S4 W7 N6 E3 S2 E4$ W4 N2 W3 S6 W7 N36$ W15$.

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	0811	CONCRETE B	0	0	0	0	644.00	SF	5.20	5.20	100	2019	2019	3	97	3,248	

LAND DESCRIPTION

TOTAL OB/XF 3,248

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	85,000.00	85,000.00	85,000							

REVIEW DATE 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS