IN OR 1164/1510

HAGEN ARTHUR R & CHARLOTE
124 HAMPTON POINT DRIVE
ST SIMONS ISLAND, GA 31522

2025

42-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

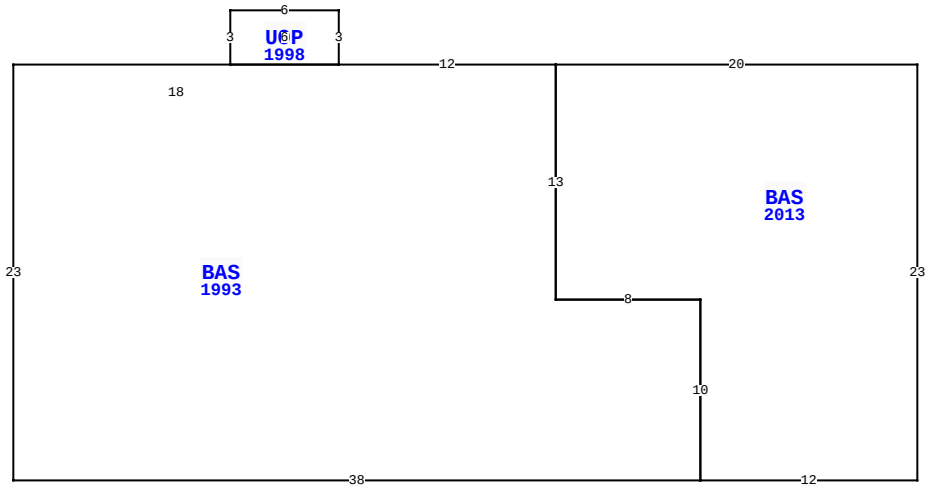
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	62,751
BAS	380	100	2013	380	30,968
UOP	18	20	1998	4	326
TOTALS	1,168			1,154	94,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	106.5300	106.53	122,936	1957	1977	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 1150 HX Base Yr



97229 BELLEVILLE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	99,449
TOTAL MARKET OB/XF VALUE	35,995
TOTAL LAND VALUE - MARKET	1,026,000
TOTAL MARKET VALUE	1,161,444
SOH/AGL Deduction	348,977
ASSESSED VALUE	812,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	812,467
TOTAL JUST VALUE	1,161,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	879,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
325387	DOCK	0	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/1510	8/22/2003	WD	Q	I		580,000
GRANTOR: SAUL RICHARD & SANDRA						
GRANTEE: HAGEN ARTHUR R & CH						
0828/0144	3/30/1998	WD	Q	I		195,000
GRANTOR: DUBOSE ROMMIE & PATRI						
GRANTEE: SAUL SANDRA & RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 BAS=[YR=1993] W12 UOP=[YR=1998] N3 W6 S3 E6$ W18 S23 E38 N10 W8 N13$ S13 E8 S10 E12 N23$.

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	0810	CONCRETE A	0	0	14	55	770.00	SF	6.50	6.50	100	1998	1998	3	73	3,654	
2	0820	WOOD WALK	0	0	5	8	40.00	SF	11.75	11.75	100	1998	1998	3	40	188	
3	0820	WOOD WALK	0	0	4	6	24.00	SF	11.75	11.75	100	1998	1998	3	40	113	
4	0820	WOOD WALK	0	0	12	5	60.00	SF	11.75	11.75	100	1998	1998	3	40	282	
5	0820	WOOD WALK	0	0	37	3	111.00	SF	11.75	11.75	100	1998	1998	3	40	522	
6	0300	BOAT DCK W	0	0	92	5	460.00	SF	40.00	40.00	100	2014	2014	3	71	13,064	
7	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2014	2014	3	60	1,380	
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
9	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500	
10	0200	BARN WD 0-	0	0	10	12	120.00	SF	20.00	20.00	100	1998	1998	3	25	600	

TOTAL OB/XF 20,603

LAND DESCRIPTION

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	000132	C	RES RIVER	0	0008	RSF-	1228.00	355.00	228.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	1,026,000							

REVIEW DATE 05/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 1,026,000 Market: 0 Agricultural: 0 Common: 1,026,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

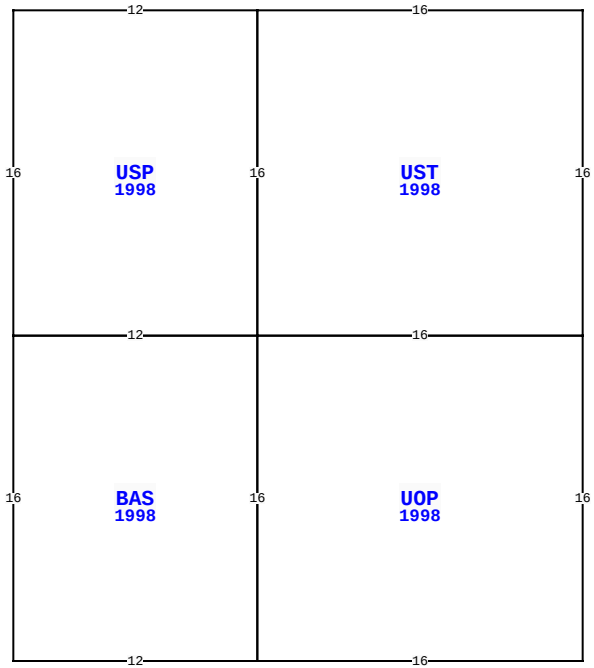
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1998	192	2,494
UOP	256	20	1998	51	663
USP	192	30	1998	58	753
UST	256	45	1998	115	1,494
TOTALS	896			416	5,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	416	65.0000	24.05	10,005	1998	1998	0	0	0	46.00	54.00

2 GARAGE RES – 0% - 0 Heated Area: 192 HX Base Yr



97229 BELLEVILLE LN, YULEE

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XF DATE		LAND DATE	
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TOTAL LAND VALUE - MARKET	1,026,000
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ASSESSED VALUE	812,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	812,467
TOTAL JUST VALUE	1,161,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	879,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: SAUL RICHARD & SANDRA						
GRANTEE: HAGEN ARTHUR R & CH						
0828/0144	3/30/1998	WD	Q	I		195,000
GRANTOR: DUBOSE ROMMIE & PATRI						
GRANTEE: SAUL SANDRA & RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W16 USP=[YR=1998] W12 S16 BAS=[YR=1998] S16 E12 UOP=[YR=1998] E16 N16 W16 S16$ N16 W12$ E12 N16$ S16 E16 N16$.

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
11	0200	BARN WD 0-	0	0	10	12	120.00	SF	20.00	20.00	100	1998	1998	3	25	600	
12	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	27	1,404	
13	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	2000	2000	3	20	312	
14	0803	ASPHALT C	0	0	0	0	2,000.00	SF	2.00	2.00	100	2000	2000	3	50	2,000	
15	0300	BOAT DCK W	0	0	0	0	390.00	SF	40.00	40.00	100	2014	2014	3	71	11,076	

LAND DESCRIPTION

TOTAL OB/XF 15,392

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

REVIEW DATE 05/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 1,026,000 Market: 0 Agricultural: 0 Common: 1,026,000 PRINTED 07/30/2025 BY SYS