LOT 50
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

ASCHENBRENNER ELLA KRISTINE
130 HIGHLAND OAKS CT N
ST MARYS, GA 31558

2025

44-2N-27-1000-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

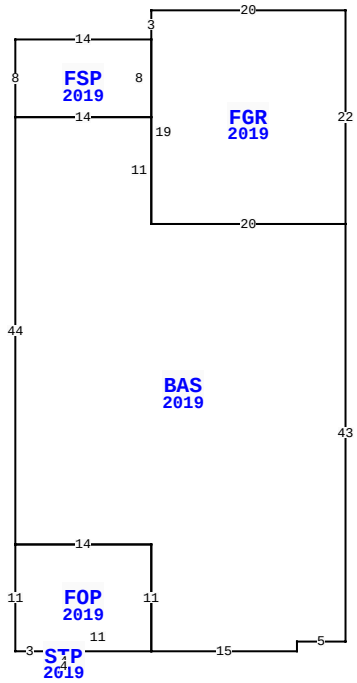
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	2019	1,491	216,796
FGR	440	55	2019	242	35,188
FOP	154	30	2019	46	6,689
FSP	112	40	2019	45	6,543
STP	4	10	2019	0	0
TOTALS	2,201			1,824	265,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,824	112.4000	148.37	270,627	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2025 Heated Area: 1491 HX Base Yr



230 JULEP ST, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	265,214
TOTAL MARKET OB/XF VALUE	3,802
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	329,016
SOH/AGL Deduction	0
ASSESSED VALUE	329,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,016
TOTAL JUST VALUE	329,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012993	CO ISSUED	0	12/27/2019
19005238	NEW CONSTR	213,274	06/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/335	10/28/2024	FJ	U	I	11	0
GRANTOR: COPPER JULIE KRISTINE						
GRANTEE: ASCHENBRENNER ELLA						
2328/1785	12/27/2019	WD	Q	I	01	316,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: COPPER JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W20 S3 FSP=[YR=2019] W14 S8 BAS=[YR=2019] S44FOP=[YR=2019] S11 E3 STP=[YR=2019] S1 E4 N1 W4$ E11 N11 W14$ E14 S11 E15 N1 E5N43 W20 N11 W14$E14 N8$S19 E20 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	0855	CONC PAVER	0	0	0	0	76.00	SF	10.00	10.00	100	2019	2019	3	97	737	
2	0855	CONC PAVER	0	0	0	0	316.00	SF	10.00	10.00	100	2019	2019	3	97	3,065	

LAND DESCRIPTION

TOTAL OB/XF 3,802

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	000100	C	RES	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/31/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS