

PT OF SAM HARRISON GRANT
PARCELS 4-15 & 4-11
IN OR 1710/74

BROWN CHARLES NOEL TRUST/BROWN CHARLES NOEL TRUSTE
45 LANHAM LANE
NORTH AUGUSTA, SC 29860

2025

44-2N-28-0000-0004-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	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		3 100
Bathrooms		2 100
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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100	1995	100	12,036
BAS	1,722	100	1995	1,722	207,257
FGR	630	55	1995	346	41,644
FOP	32	30	1995	10	1,204
FSP	624	40	2018	250	30,090
SFB	1,092	80	1995	874	105,193
UOP	624	20	1995	125	15,045
TOTALS	4,824			3,427	412,468

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,991.00	SF	4.00
2	1241	WD DECK G	0	0	4	5	20.00	UT	11.50
3	1241	WD DECK G	0	0	4	5	20.00	UT	11.50
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0803	ASPHALT C	0	0	490	18	8,820.00	SF	1.50
6	0300	BOAT DCK W	0	0	0	0	418.00	SF	40.00
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00
8	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	0		OR	0.00	27.00	108.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,427	106.6464	140.77	482,419	1995	1995	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 2696									
HX Base Yr									
95730 ALLIGATOR CREEK RD, FERNANDINA BEACH									
BLD DATE: 05/09/2025 MLU									

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	0812	CONCRETE C	0	0	0	0	2,991.00	SF	4.00	4.00	100	1995	1995	3	68	8,136	
2	1241	WD DECK G	0	0	4	5	20.00	UT	11.50	11.50	100	1995	1995	3	20	46	
3	1241	WD DECK G	0	0	4	5	20.00	UT	11.50	11.50	100	1995	1995	3	20	46	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0803	ASPHALT C	0	0	490	18	8,820.00	SF	1.50	1.50	100	1997	1997	3	50	6,615	
6	0300	BOAT DCK W	0	0	0	0	418.00	SF	40.00	40.00	100	2000	2000	3	27	4,514	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	24	360	
8	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	2006	2006	3	24	749	

TOTAL OB/XF									
23,126									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
412,468									
TOTAL MARKET OB/XF VALUE									
23,126									
TOTAL LAND VALUE - MARKET									
432,000									
TOTAL MARKET VALUE									
867,594									
SOH/AGL Deduction									
121,758									
ASSESSED VALUE									
745,836									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
745,836									
TOTAL JUST VALUE									
867,594									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
740,614									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1710/0074	11/03/2010	WD	U	I	11	100	
GRANTOR: BROWN CHARLES NOEL TR							
GRANTEE: BROWN CHARLES NOEL							
1467/1597	12/27/2006	WD	Q	I	01	100	
GRANTOR: BROWN C NOEL							
GRANTEE: BROWN CHARLES N TRU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1995] W46 S37 SFB=[YR=1995] S14 E19 FOP=[YR=1995] S4 E8 N4 W8\$ E13 FGR=[YR=1995] E14 N45 W14 S45\$ N42 W23 S28 W9\$ E9 N28 E23 N3 E14 N6\$ PTR=E20 FSP=[YR=2018] E46 S6 BAS=[YR=1995] S45 W46 N14 E9 N28 E23 N3 E14\$ W14 S3 W23 S28 W9 N37\$ W20\$ PTR=N20 BAS=[YR=1995] N10 E10 S10 W10\$ S20\$.									