LOT C-6
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

TARRANT JEFFREY SCOTT & ANGELA DORENE
380 PEACHBELT RD
THOMASTON, GA 30286

2025

46-3N-28-5481-00C6-0000

BUILDING CHARACTERISTICS

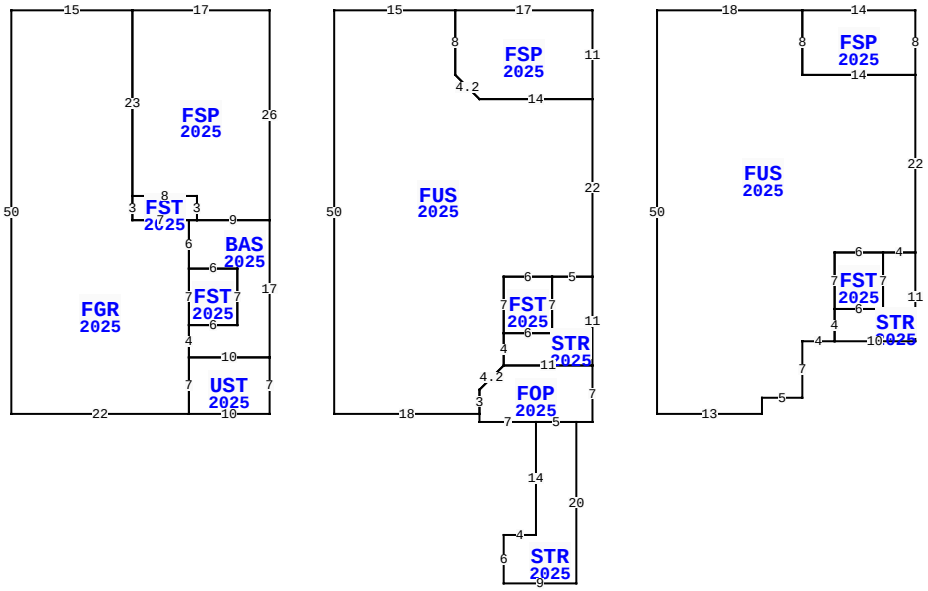
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 66
Exterior Wall	17	CB STUCCO 34
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Elec	00	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 66
Frame	03	MASONRY 34
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100	2025	128	26,654
FGR	918	55	2025	505	105,156
FOP	94	30	2025	28	5,831
FSP	112	40	2025	45	9,370
FSP	183	40	2025	73	15,201
FSP	418	40	2025	167	34,774
FST	24	55	2025	13	2,707
FST	42	55	2025	23	4,789
FST	42	55	2025	23	4,789
FST	42	55	2025	23	4,789
TOTALS	4,803			3,546	738,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,546	140.2004	221.52	785,510	2024	2024	6	0	0	0.00	94.00

1 SFR CUST – 0% - 2025 Heated Area: 2587 HX Base Yr



** This building has 16 Sub-Areas

96404 CONTESSA POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	738,379
TOTAL MARKET OB/XF VALUE	22,920
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	881,299
SOH/AGL Deduction	0
ASSESSED VALUE	881,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	881,299
TOTAL JUST VALUE	881,299
NCON VALUE	761,299
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013789	PRIVATE PROVIDER	554,218	12/13/2024
B230013199	SFR H2823 G 907	554,218	10/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1622	12/10/2024	SW	Q	I	02	881,800
GRANTOR: ARTISAN HOMES II LLC						
GRANTEE: TARRANT JEFFREY SCO						
2646/939	6/01/2023	QC	U	V	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ARTISAN HOMES II						

BUILDING NOTES

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	762.00	SF	10.00	10.00	100	2025	2024		100	7,620	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	15,300.00	15,300.00	100	2025	2024		100	15,300	

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E15 S23 S3 E7 S6 S7 S4 S7 W22 N50 $
FST=[YR=2025;ORIG=25,33] E8 S3 W1 W7 N3 $
FSP=[YR=2025;ORIG=25,10] E17 S26 W9 N3 W8 N23 $
BAS=[YR=2025;ORIG=32,36] E1 E9 S17 W10 N4 E6 N7 W6 N6 $
FST=[YR=2025;ORIG=32,42] E6 S7 W6 N7 $
UST=[YR=2025;ORIG=32,53] E10 S7 W10 N7 $
FUS=[YR=2025;ORIG=50,10] E15 S8 D3R3 E14 S22 W5 W6 S7 S4 D3L3 S3 W18 N50 $
FSP=[YR=2025;ORIG=65,10] E17 S11 W14 U3L3 N8 $
FST=[YR=2025;ORIG=77,43] W6 S7 E6 N7 $
STR=[YR=2025;ORIG=77,43] E5 S11 W11 N4 E6 N7 $
FOP=[YR=2025;ORIG=82,54] W11 D3L3 S3 S1 E7 E5 E2 N7 $

LAND DESCRIPTION

TOTAL OB/XF 22,920

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 02/28/2025 BY NW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS