LOT 6
EVERETT ACRES PB 5/11

STILLWATER COASTAL HOLDINGS LLC
2163 OLD BERLIN RD
MOULTRIE, GA 31788

2026

00-00-30-0220-0006-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

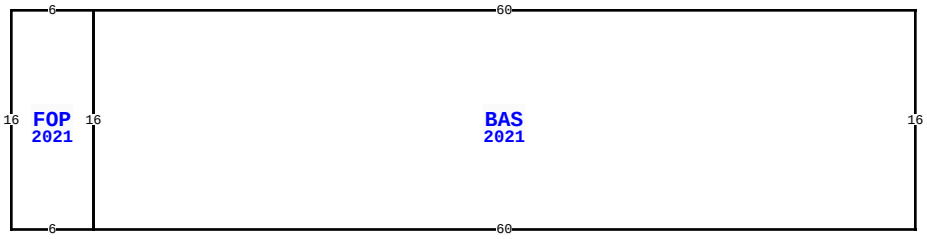
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	94,407
FOP	96	30	2021	29	2,851
TOTALS	1,056			989	97,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	989	116.9640	111.12	109,898	2021	2021	10	0	0	1.50	88.50

1 SFR MODULR 0% - 2026 Heated Area: 960 HX Base Yr



1630 IAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	97,260
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	197,260
SOH/AGL Deduction	0
ASSESSED VALUE	197,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,260
TOTAL JUST VALUE	197,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250011884			10/27/2025
19005904	MODULAR	0	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/258	11/17/2025	QC	U	I	11	100
GRANTOR: WEST JUSTIN						
GRANTEE: STILLWATER COASTAL						
2797/1724	6/23/2025	WD	Q	I	01	200,000
GRANTOR: MCVEIGH LOVIE						
GRANTEE: WEST JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 FOP=[YR=2021] W6 S16 E6 N16 $ S16 E60 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-	2100.00	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS