LOT 14
IN OR 1211/1122
PDSTRIAN ESMT PT OR 1179/1730

TIMMONS JAMES C & CAROL C
1009 SEVEN SPRINGS RD
SPARTANBURG, SC 29307

2026

00-00-30-0315-0014-0000

BUILDING CHARACTERISTICS

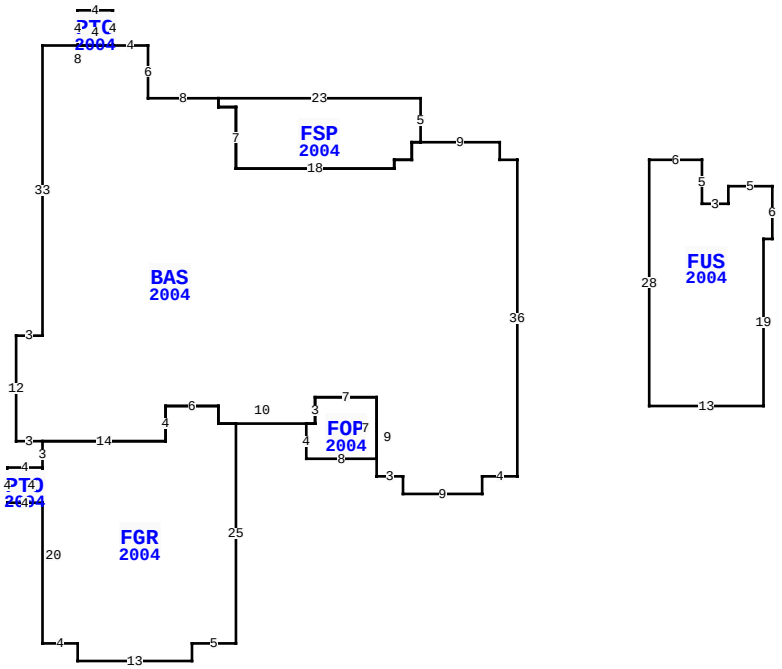
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	2004	1,991	276,308
FGR	560	55	2004	308	42,743
FOP	53	30	2004	16	2,220
FSP	165	40	2004	66	9,159
FUS	343	100	2004	343	47,601
PTO	16	5	2004	1	139
PTO	16	5	2004	1	139
TOTALS	3,144			2,726	378,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,726	111.5520	155.06	422,694	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 2026 Heated Area: 2334 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

96044 CARIBBEAN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	378,311
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	631,321
SOH/AGL Deduction	0
ASSESSED VALUE	631,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	631,321
TOTAL JUST VALUE	631,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311377	NEW CONSTR	174,216	07/01/2003
R035232	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/1122	3/02/2004	WD	Q	I		275,200
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: TIMMONS JAMES C & C						
1110/0744	1/30/2003	WD	U	V	19	275,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N2 W9 FSP=[YR=2004] N5 W23 S1 E2 S7 E18 N1 E2 N2 E1 $ W1 S2 W2 S1 W18 N7 W2 N1 W8 N6 W4 PTO=[YR=2004] N4 W4 S4 E4 $ W8 S33 W3 S12 E3 FGR=[YR=2004] S3 PTO=[YR=2004] W4 S4 E4 N4 $ S20 E4 S2 E13 N2 E5 N25 W2 N2 W6 S4 W14 $ E14 N4 E6 S2 E10 FOP=[YR=2004] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S9 E3 S2 E9 N2 E4 N36 $ PTR= E15 FUS=[YR=2004] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS