LOT 58
ISLAND BLUFF SUB PB 5/92

RAY MARGARET
1548 MILOWYN PL NE
BROOKHAVEN, GA 30319

2026

00-00-30-031B-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

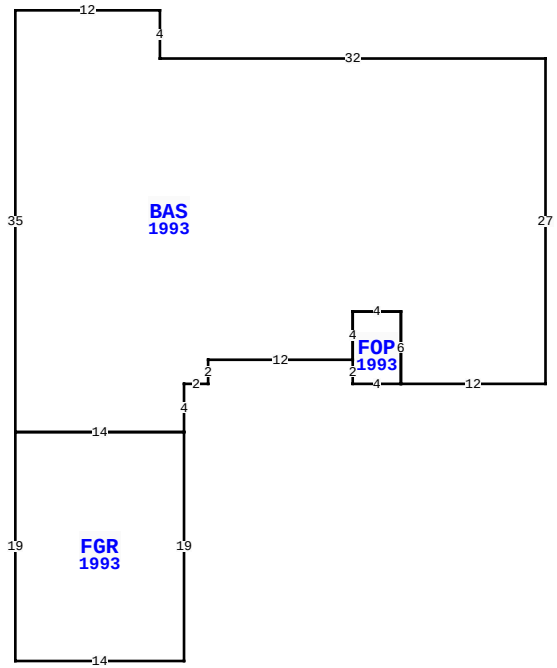
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	195,431
FGR	266	55	1993	146	22,936
FOP	24	30	1993	7	1,100
TOTALS	1,534			1,397	219,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	128.8000	179.03	250,105	1986	2000	0	0	0	12.25	87.75

1 SNGL FAM 100% - 2016 Heated Area: 1244 HX Base Yr 2016



2107 EGRET LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		219,467
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		424,467
SOH/AGL Deduction		266,673
ASSESSED VALUE		157,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,383
TOTAL JUST VALUE		424,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/1493	3/03/2026	WD	Q	I	01	535,500
GRANTOR: LEEPER WILLIAM J JORD						
GRANTEE: RAY MARGARET						
2089/0777	10/02/2016	QC	U	I	11	69,000
GRANTOR: HOBBS SHEENA S						
GRANTEE: LEEPER WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 N4 W12 S35 E14 N4 E2 N2 E12 N4 E4 S6 E12 N27 $
FGR=[YR=1993;ORIG=-44,31] S19 E14 N19 W14 $
FOP=[YR=1993;ORIG=-16,25] S2 E4 N6 W4 S4 $
.

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS