LOT 9
IN OR 2342/408
SIMMONS REPLAT OF PT OR

4969 ISLAND LANE LLC
4610 EATONS CREEK RD
NASHVILLE, TN 37218

2026

00-00-30-0645-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

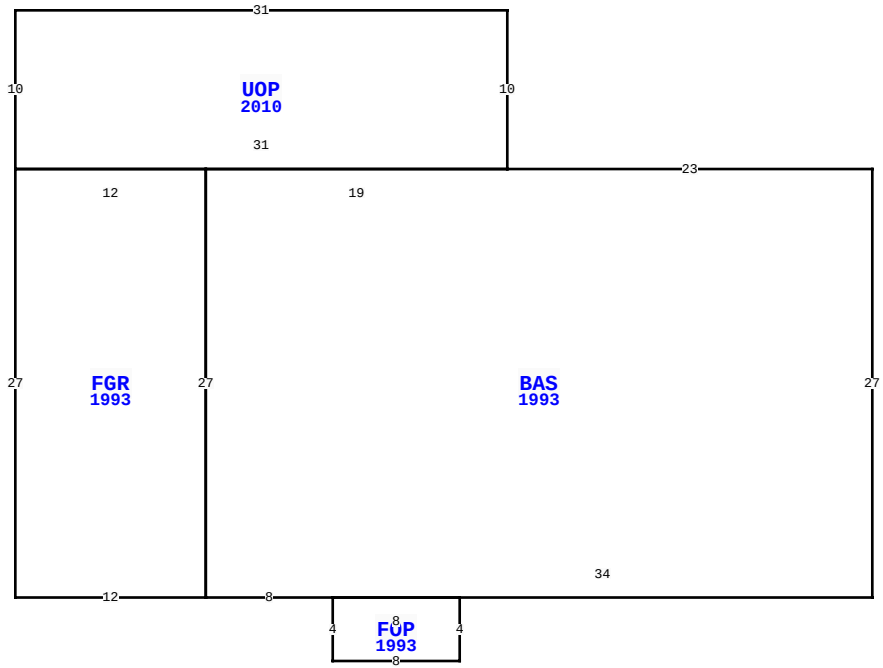
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1993	1,134	164,662
FGR	324	55	1993	178	25,846
FOP	32	30	1993	10	1,452
UOP	310	20	2010	62	9,003
TOTALS	1,800			1,384	200,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,384	125.3200	208.03	287,914	1981	1981	0	0	0	30.20	69.80

1 SFR CUST 0% - 0 Heated Area: 1134 HX Base Yr



4969 ISLAND LN, 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	200,964
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	500,964
SOH/AGL Deduction	167,673
ASSESSED VALUE	333,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,291
TOTAL JUST VALUE	500,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8366	REPAIR/RRF	1,000	09/03/1992
BP 4107	N/A	4,800	05/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0408	12/23/2019	WD	U	I	11	100
GRANTOR: POTTER VIVIAN O						
GRANTEE: 4969 ISLAND LANE LL						
1001/0166	8/03/2001	WD	Q	I		118,200
GRANTOR: HOLIDAY DIANE M						
GRANTEE: POTTER VIVIAN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=2010] N10 W31 S10 FGR=[YR=1993] S27 E12 N27 W12$ E31$ W19 S27 E8 FOP=[YR=1993] S4 E8 N4 W8 $ E34 N27 $.

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS