LOT 261
IN OR 2868/1085
EX N1/2 OF LOT 261

WELCH LEIGH SPELL & ARCHIE REUBEN
1031 OAK VALLEY RD
GREENSBORO, GA 30642

2026

00-00-31-134B-0261-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

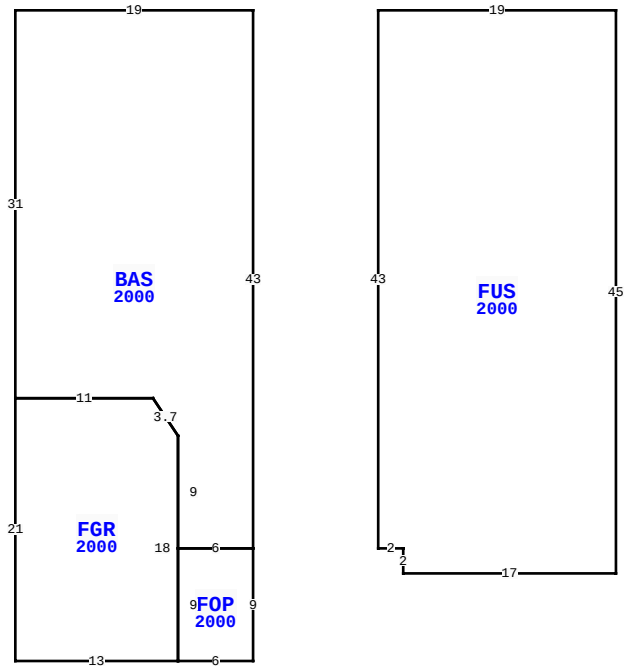
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100	2000	664	73,164
FGR	270	55	2000	148	16,307
FOP	54	30	2000	16	1,763
FUS	851	100	2000	851	93,770
TOTALS	1,839			1,679	185,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,679	119.5950	125.57	210,832	2000	2000	0	0	0	12.25	87.75

2 TOWNHOUSE 100% - 2016 Heated Area: 1515 HX Base Yr 2016



730 TARPON AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,005
TOTAL MARKET OB/XF VALUE		798
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		348,303
SOH/AGL Deduction		96,199
ASSESSED VALUE		252,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,693
TOTAL JUST VALUE		348,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122093	REPAIR ROOF	2,000	10/10/2012
20122040	REPAIR/REPLACE	4,000	10/02/2012
2002616	NEW CONSTR	170,000	10/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/1085	5/14/2026	WD	Q	I	01	615,000
GRANTOR: LANGLOIS REBECCA P						
GRANTEE: WELCH LEIGH SPELL &						
1996/1659	8/10/2015	WD	Q	I	02	240,500
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: LANGLOIS REBECCA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 S31 FGR=[YR=2000] S21 E13 FOP=[YR=2000] E6 N9 W6 S9 $ N18 U3 L2 W11 $ E11 R2 D3 S9 E6 N43 $ PTR= E10 FUS=[YR=2000] E19 S45 W17 N2 W2 N43 $ W10 $.

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
2	1241	WD DECK G	0	100	0	0	178.00	UT	17.25	17.25	100	2000	2000	3	26	798	

LAND DESCRIPTION

TOTAL OB/XF 798

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	162,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/09/2026 BY SYS