LOT 12
NORTH POINTE PB 5/27

LINEBERGER SABINA
116 CHICKASAW TRL
JEFFERSON, GA 30549

2026

00-00-31-1470-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

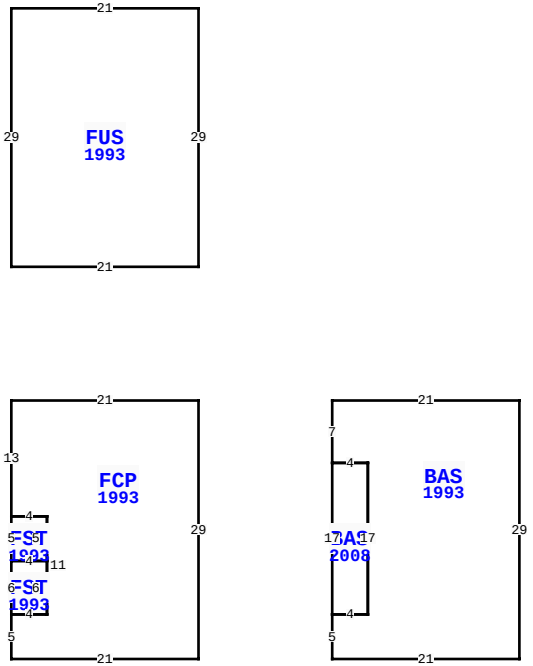
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	87,670
BAS	68	100	2008	68	11,019
FCP	565	25	1993	141	22,849
FST	20	55	1993	11	1,783
FST	24	55	1993	13	2,107
FUS	609	100	1993	609	98,689
TOTALS	1,827			1,383	224,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,383	175.3814	184.15	254,679	1982	2000	0	0	0	12.00	88.00

1 TOWNHOUSE 0% - 0 Heated Area: 1218 HX Base Yr



925 TARPON AV 12, FERNANDINA BEACH

BLD DATE	03/25/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	1982	1982	3	20	284	
3	1242	WD DECK A	0	0	5	21	105.00	SF	12.50	12.50	100	1982	1982	3	20	263	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,118
TOTAL MARKET OB/XF VALUE	547
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	404,665
SOH/AGL Deduction	48,597
ASSESSED VALUE	356,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,068
TOTAL JUST VALUE	404,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052569	XFOB	2,000	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0556	11/16/2020	WD	Q	I	01	265,000
GRANTOR: HOLDEN SYDNEY B A/K/A						
GRANTEE: LINEBERGER SABINA						
0987/0138	5/17/2001	WD	Q	I		75,000
GRANTOR: HIGHSMITH RAMON E & J						
GRANTEE: HOLDEN SYDNEY B						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 BAS=[YR=2008] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 547

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	0006	R-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS