LOT 18
NORTH POINTE PB 5/27

MORRIS WILLIAM GIBBON & REGINA M
1065 GREENWILLOW DR
ST MARYS, GA 31558

2026

00-00-31-1470-0018-0000

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	13	LVT/LAMNT 100
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

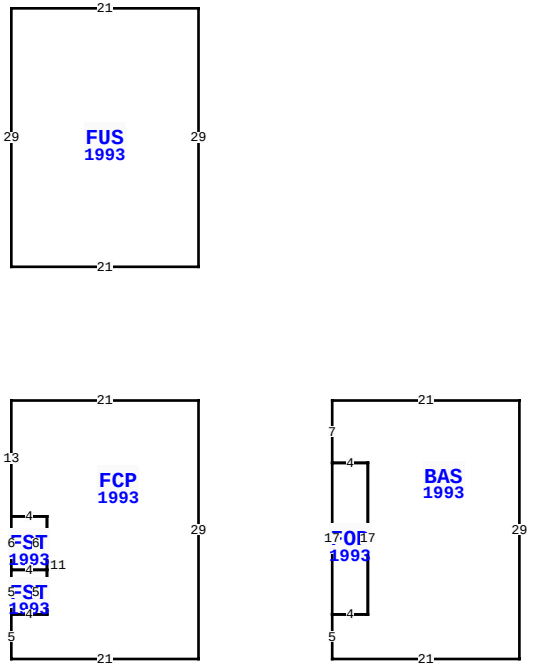
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	84,300
FCP	565	25	1993	141	21,971
FOP	68	30	1993	20	3,116
FST	20	55	1993	11	1,714
FST	24	55	1993	13	2,026
FUS	609	100	1993	609	94,896
TOTALS	1,827			1,335	208,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,335	168.6360	177.07	236,388	1983	2000	0	0	0	12.00	88.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1150 HX Base Yr



925 TARPON AV 18, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,021
TOTAL MARKET OB/XF VALUE	314
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	388,335
SOH/AGL Deduction	0
ASSESSED VALUE	388,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,335
TOTAL JUST VALUE	388,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022030	REPLACE DECK	8,000	11/27/2002
011439	RE-ROOF	2,000	06/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/782	10/01/2024	WD	Q	I	01	529,000
GRANTOR: SUMNER KAREN W & BOBB						
GRANTEE: MORRIS WILLIAM GIBB						
2498/1843	9/20/2021	WD	Q	I	01	400,000
GRANTOR: WHITE SHIRLEY L & NOR						
GRANTEE: SUMNER KAREN W & BO						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	2003	2003	3	20	284	
3	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 314

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