

BLOCK 15 PT LOT 6
IN OR 2745/467
ENCROACHMENT AGMNT OR 569/1158

PROPPS WALTER NELSON REVOCABLE TRUST/PROPPS WALTER
1203 SHASTA CT
STATESBORO, GA 30458

2026

00-00-31-1540-0015-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	395	100	2015	395	78,825
FGR	993	55	2015	546	108,958
FOP	49	30	2015	15	2,993
FOP	476	30	2015	143	28,537
FSP	200	40	2015	80	15,965
FST	25	55	2015	14	2,794
FST	25	55	2015	14	2,794
FUS	1,713	100	2015	1,713	341,841
STP	28	10	2015	3	599
TOTALS	3,904			2,923	583,305

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0410	ELEVATOR

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,923	126.5428	210.06	614,005	2015	2015	0	0	0	5.00	95.00
1 SFR CUST 0% - 2025 Heated Area: 2108 HX Base Yr												
923 S FLETCHER AVE, FERNANDINA BEACH												

TOTAL OB/XF 10,000												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0410	ELEVATOR	0	0	1.00	UT	10,000.00	10,000.00	100	2015	2015	3 100

TOTAL OB/XF 10,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0		R-1	75.00	85.00	75.00	FF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		583,305	
TOTAL MARKET OB/XF VALUE		10,000	
TOTAL LAND VALUE - MARKET		637,500	
TOTAL MARKET VALUE		1,230,805	
SOH/AGL Deduction		176,592	
ASSESSED VALUE		1,054,213	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,054,213	
TOTAL JUST VALUE		1,230,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		958,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150586	CO ISSUED	0	11/13/2015
20150586	NEW CONSTR	307,494	03/19/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/467	10/22/2024	WD	Q	I	01	1,152,500
GRANTOR: COLLINS TIM A						
GRANTEE: PROPPS WALTER NELSO						
2744/85	10/17/2024	WD	U	I	11	100
GRANTOR: BRC 23 CAPITAL INVEST						
GRANTEE: COLLINS TIM A						

BUILDING NOTES												
FST=[YR=2015] W5 BAS=[YR=2015] W12 FGR=[YR=2015] W26 FOP=[YR=2015] W14 S34 E14 N34\$ S34 E27 STP=[YR=2015] S4 E7 N4 FOP=[YR=2015] N7 W7 S7 E7\$ W7\$ N7 E7 N9 W3 N6 W5 N12\$ S12 E5 S6 E3 S16 E9 N29 W5 N5\$ S5 E5 N5\$ PTR=E15 FUS=[YR=2015] E52 FST=[YR=2015] E5 S5 W5 N5\$ S5 E5 S19 FSP=[YR=2015] S10 W20 N10 E20\$ W20 S10 W37 N34\$ W15\$.												