BLOCK 15 LOTS 7 & 8
OCEAN CITY SOUTH PORTION
PB 2/39

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

2026

00-00-31-1540-0015-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

949 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	828,750
TOTAL MARKET VALUE	828,750
SOH/AGL Deduction	125,630
ASSESSED VALUE	703,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	703,120
TOTAL JUST VALUE	828,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	639,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220106	DEMO	0	08/15/2022
20121724	RE-ROOF 2ND BLDG	10,000	08/21/2012
20121517	RE-ROOF	11,420	07/27/2012
20033941	METER CAN	1,000	10/03/2003
20033778	CHANGE OUT MAST	1,000	09/04/2003
20020100	REPAIRS TO BATHRO	1,000	01/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/241	10/22/2024	WD	Q	V	02	752,000
GRANTOR: RAHDEV LLC						
GRANTEE: PROPPS WALTER NELSO						
2545/0489	3/09/2022	WD	Q	I	01	825,000
GRANTOR: BRACKE DEBORAH & KATH						
GRANTEE: RAHDEV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0006	R-1	150.00	83.00	150.00	FF		1.00	1.00	0.65	8,500.00	5,525.00	828,750							

REVIEW DATE 04/27/2026 BY MLU Total Acres: 0.00 Total Land Value: 828,750 Market: 0 Agricultural: 0 Common: 828,750 PRINTED 07/09/2026 BY SYS