

BLOCK 24 LOT 7
IN OR 1150/660
OCEAN CITY SOUTH PRT PB 2/39

JOHN & JULIE FAMILY LP
PO BOX 1487
TIFTON, GA 31793

2026

00-00-31-1540-0024-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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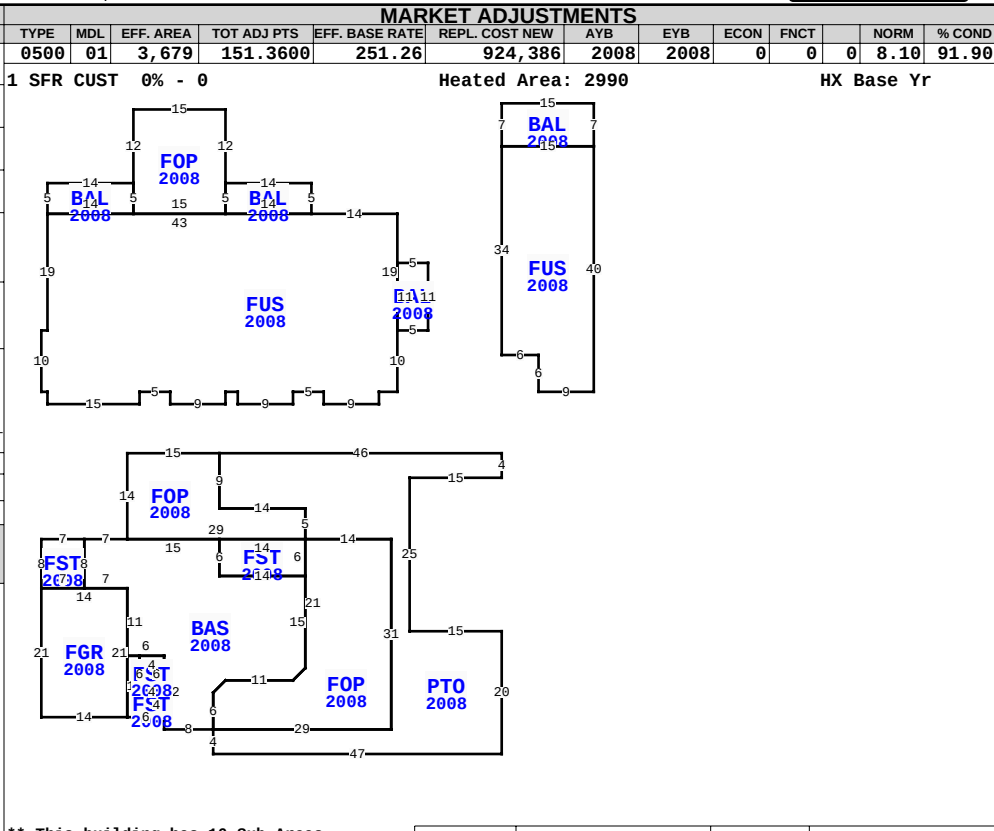
NEIGHBORHOOD/LOC	1051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	55	15	2008	8	1,847
BAL	70	15	2008	10	2,309
BAL	70	15	2008	10	2,309
BAL	105	15	2008	16	3,694
BAS	679	100	2008	679	156,787
FGR	294	55	2008	162	37,407
FOP	255	30	2008	76	17,549
FOP	280	30	2008	84	19,396
FOP	554	30	2008	166	38,331
FST	24	55	2008	13	3,001
TOTALS	5,818			3,679	849,511

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	56	2008	2008	3	100	10,200	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000	
6	1130	REINFR 6	0	0	30	6	180.00	SF	5.75	5.75	100	2008	2008	3	96	994	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2009	2009	3	31	775	
8	0416	DUNEWALKS	0	0	35	4	140.00	SF	30.00	30.00	100	2009	2009	3	31	1,302	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



** This building has 16 Sub-Areas	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	AG DATE		
	INC DATE			

TOTAL OB/XF			67,421
L N	USE CODE	CLS	RES OCEAN
1	000120	C	RES OCEAN

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			849,511	
TOTAL MARKET OB/XF VALUE			67,421	
TOTAL LAND VALUE - MARKET			1,575,000	
TOTAL MARKET VALUE			2,491,932	
SOH/AGL Deduction			39,719	
ASSESSED VALUE			2,452,213	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			2,452,213	
TOTAL JUST VALUE			2,491,932	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			2,283,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091184	XFOB	1,500	09/03/2009
20081226	ELEC OTHER	600	07/31/2008
20081224	SWIM POOL	18,576	07/31/2008
20081225	OTHER	1,000	07/31/2008
20080860	GAS	795	05/22/2008
20070644	H/AC	22,000	04/17/2007

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1150/0660	7/02/2003	WD Q V
GRANTOR: WIGGINS ROBERT L SR		
GRANTEE: JOHN & JULIE FAMILY		
0836/0765	6/05/1998	WD Q V
GRANTOR: BARRY ARTHUR P JR & B		
GRANTEE: WIGGINS ROBERT L SR		

BUILDING NOTES		
BUILDING DIMENSIONS		
PTO=[YR=2008] W46 FOP=[YR=2008] W15S14 BAS=[YR=2008] W7 FST=[YR=2008] W7S8 FGR=[YR=2008] S21E14 FST=[YR=2008] E6N4 FST=[YR=2008] N6W4S6E4\$ W4N6W2S10\$ N21W14\$ E7N8\$ S8E7S11E6S12E8 FOP=[YR=2008] E29N31W14S21 D2 L2 W11 D2 L2 S6\$N6 U2 R2 E11 R2 U2 N15 FST=[YR=2008] N6W14S6E14\$ W14N6 W15\$E29N5W14N9\$ S9E14S5E14S31 W29S4E47N20W15N25E15N4\$ PTR= N10W17 FUS=[YR=2008] N10 BAL=[YR=2008] E5 N11W5S11\$N19W14 BAL=[YR=2008] N5W14 FOP=[YR=2008] N12W15S12 BAL=[YR=2008] W14 S5E14N5\$S5E15N5\$S5E14\$W43S19W1 S10E1S2E15N2E5S2E9N2E2S2E9N2E5 S2E9N2E3\$ E17S10\$ PTR=N16 FUS=[YR=2008] E6S6E9N40 BAL=[YR=2008] N7 W15S7E15\$ W15S34\$S16\$.		