LOT 9
COASTAL COTTAGES PBK 8/161

COWDER GERALD LEE & GEORGIA DIANE REVOCABLE LIVING
203 EASTLAKE CT
SENECA, SC 29672

2026

00-00-31-1612-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

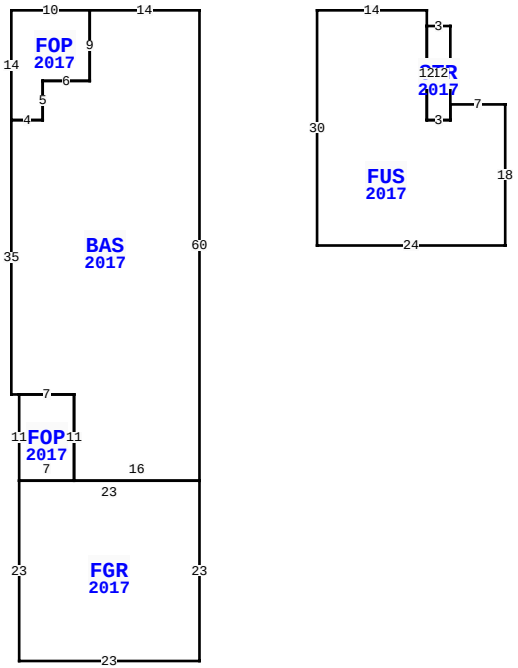
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1211.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2017	1,242	148,918
FGR	529	55	2017	291	34,892
FOP	77	30	2017	23	2,758
FOP	110	30	2017	33	3,957
FUS	594	100	2017	594	71,222
STR	36	10	2017	4	480
TOTALS	2,588			2,187	262,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,187	118.3350	124.25	271,735	2017	2017	0	0	0	3.50	96.50

1 TOWNHOUSE 0% - 2026 Heated Area: 1836 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

1560 NECTARINE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,224
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	230,000
TOTAL MARKET VALUE	492,224
SOH/AGL Deduction	0
ASSESSED VALUE	492,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,224
TOTAL JUST VALUE	492,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170935	CO ISSUED	0	02/02/2018
20170935	NEW CONSTR	236,030	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2849/1629	2/12/2026	QC	U	I	11	100
GRANTOR: CROWDER GEORGIA						
GRANTEE: COWDER GERALD LEE &						
2849/1627	2/12/2026	QC	U	I	11	4,000
GRANTOR: CROWDER GEORGIA & GER						
GRANTEE: CROWDER GEORGIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FOP=[YR=2017] W10 S14 E4 N5 E6 N9$ S9 W6 S5 W4 S35 E1 FOP=[YR=2017] S11 FGR=[YR=2017] S23 E23 N23 W23$ E7 N11 W7$ E7 S11 E16 N60$ PTR=E15 FUS=[YR=2017] E14 S2 STR=[YR=2017] E3 S12 W3 N12$ S12 E3 N2 E7 S18 W24 N30$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		MU-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	230,000.00	230,000.00	230,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/09/2026 BY SYS