BLOCK 27 LOT W 32 1/4 FT OF 7
CITY OF FDNA BEACH

HAMILTON KRISTIN LINESH & SPENCER THOMAS
1153 KING STREET
CHARLESTON, SC 29403

2026

00-00-31-1800-0027-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

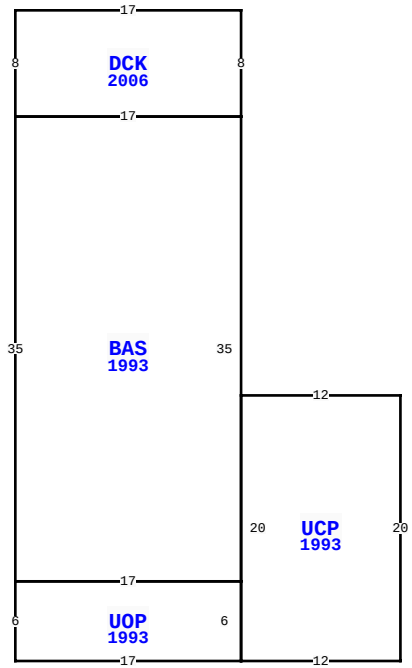
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	595	100	1993	595	50,064
DCK	136	10	2006	14	1,178
UCP	240	20	1993	48	4,039
UOP	102	20	1993	20	1,683
TOTALS	1,073			677	56,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	677	103.4000	108.57	73,502	1930	1995	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 2024 Heated Area: 595 HX Base Yr



505 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	56,964
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	193,600
TOTAL MARKET VALUE	250,964
SOH/AGL Deduction	16,480
ASSESSED VALUE	234,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,484
TOTAL JUST VALUE	250,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0378	ADU 738 SF	122,264	01/06/2025
2024-0348	REHAB/ADD	30,000	07/16/2024
983149	REPAIR/RRF	150	02/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/240	6/27/2023	WD	Q	I	01	300,000
GRANTOR: HEYS MARK SCOTT & SHA						
GRANTEE: HAMILTON KRISTIN LI						
2593/0850	9/28/2022	WD	Q	I	01	305,000
GRANTOR: HILLMAN JOHN A & DAWN						
GRANTEE: HEYS MARK SCOTT & S						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W17S8 BAS=[YR=1993] S35 UOP=[YR=1993] S6 E17
UCP=[YR=1993] E12 N20 W12S20$N6W17$E17N35 W17$E17N8$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	32.00	100.00	32.00	FF		1.00	1.00	1.10	5,500.00	6,050.00	193,600							

REVIEW DATE 01/08/2026 BY HS Total Acres: 0.00 Total Land Value: 193,600 Market: 0 Agricultural: 0 Common: 193,600 PRINTED 07/09/2026 BY SYS