BLK 244 TRACT G & N 12 FT OF
TRACT H OF LOT 6 & S 5 FT OF
TRACT A OF LOT 6 IN OR 723/476

GEORGE PATSY SUE EST
C/O JAMES GEORGE, 228 GREENBRIAR RD
KINGSLAND, GA 31548

2026

00-00-31-1800-0244-06A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

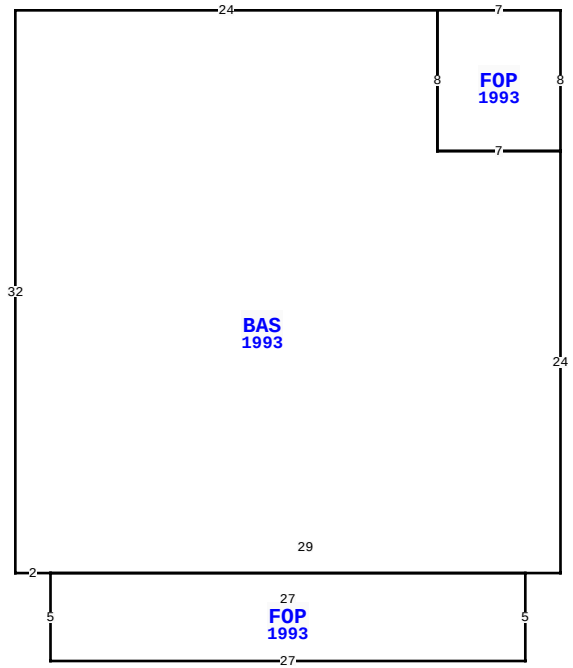
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	63,619
FOP	56	30	1993	17	1,155
FOP	135	30	1993	40	2,719
TOTALS	1,127			993	67,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	993	87.4800	91.85	91,207	1900	1950	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 0 Heated Area: 936 HX Base Yr



128 N 13TH TER, FERNANDINA BEACH

BLD DATE	01/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,493
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	205,275
TOTAL MARKET VALUE	273,152
SOH/AGL Deduction	172,541
ASSESSED VALUE	100,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,611
TOTAL JUST VALUE	273,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0010	REMOVE STRUCTURE	9,000	04/20/2026
DEMR-2025-0	DEMO ENTIRE STRUC	14,000	07/31/2025
2051	REROOF	3,000	04/12/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0627	10/22/2020	QC	U	I	11	100
GRANTOR: D A B TRUST						
GRANTEE: BROWN FREDERICK						
2345/1652	3/11/2020	WD	U	I	30	9,200
GRANTOR: BROWN FREDERICK						
GRANTEE: BROWN FREDERICK K I						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 BAS=[YR=1993] W24 S32 E2 FOP=[YR=1993] S5 E27 N5W27$ E29 N24 W7N8$ S8E7N8$.

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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	MU-1			5,865.00	SF		1.00	1.00	1.00	35.00	35.00	205,275							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.13 Total Land Value: 205,275 Market: 0 Agricultural: 0 Common: 205,275 PRINTED 07/09/2026 BY SYS