

BLK 252 PT OF LOTS 1 & 8 &
BLK 253 PT LOT 5 & PT OF
UNDEVELOPED PROPOSED R/W LYING

GSL REVOCABLE TRUST/LONG GLEN STEED TRUSTEE
145 LITTLE VICTORIA RD
WOODSTOCK, GA 30189

2026

00-00-31-1800-0252-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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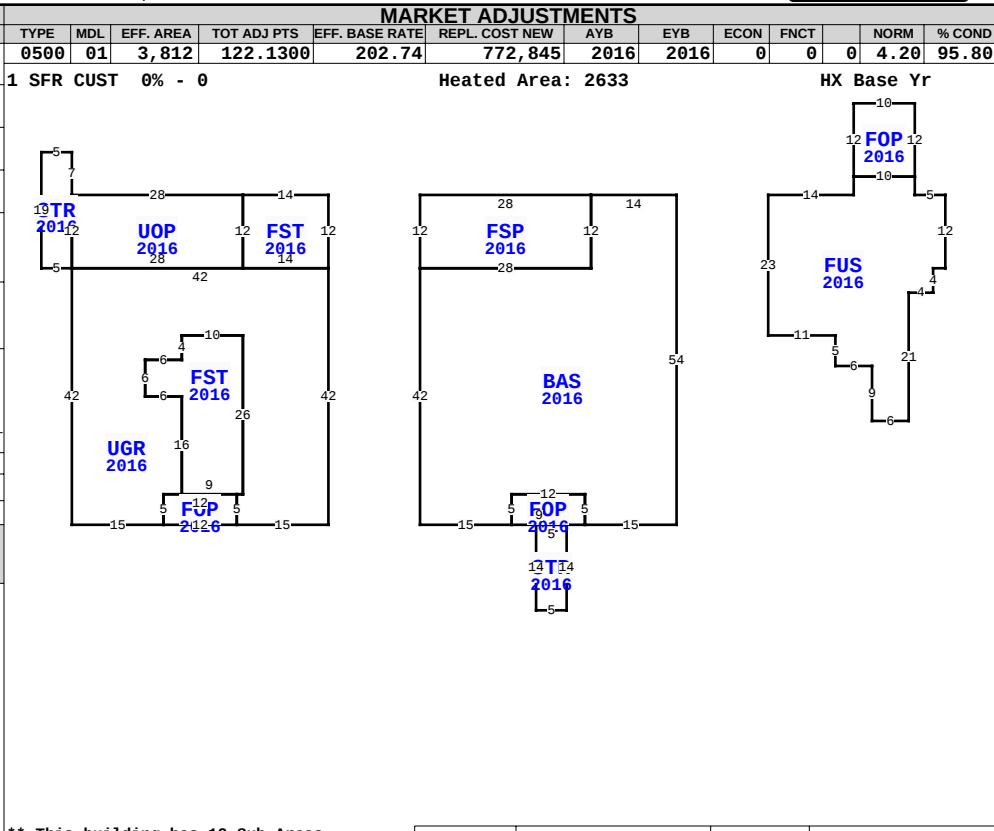
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2016	1,872	363,589
FOP	60	30	2016	18	3,496
FOP	60	30	2016	18	3,496
FOP	120	30	2016	36	6,992
FSP	336	40	2016	134	26,026
FST	168	55	2016	92	17,869
FST	296	55	2016	163	31,659
FUS	761	100	2016	761	147,805
STR	70	10	2016	7	1,359
STR	95	10	2016	10	1,942
TOTALS	5,582			3,812	740,386

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	0300	BOAT DCK W	0	0	0	0	388.00	SF	60.00	60.00	100	1993	1993	3	20	4,656	
2	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2011	2011	3	40	1,104	
3	0303	FLT DOCK W	0	0	10	30	300.00	SF	26.00	26.00	100	2011	2011	3	56	4,368	
4	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2011	2011	3	40	1,600	
5	0300	BOAT DCK W	0	0	0	0	235.00	SF	40.00	40.00	100	2011	2011	3	56	5,264	
6	0350	CARPORT WD	0	0	13	24	312.00	SF	13.00	13.00	100	2011	2011	3	40	1,622	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2011	2011	3	40	600	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		R-1	133.00	300.00	133.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	631,750							



** This building has 12 Sub-Areas	BLD DATE	LGL DATE	05/06/2026	MLU
1395 HIGHLAND DR, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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1	000116	C	RES MARSH	0		R-1	133.00	300.00	133.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	631,750							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	740,386			
TOTAL MARKET OB/XF VALUE	21,134			
TOTAL LAND VALUE - MARKET	631,750			
TOTAL MARKET VALUE	1,393,270			
SOH/AGL Deduction	345,649			
ASSESSED VALUE	1,047,621			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,047,621			
TOTAL JUST VALUE	1,393,270			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,139,245			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152260	CO ISSUED	0	05/26/2016
20152260	NEW CONSTR	398,608	09/09/2015

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2817/1360	9/11/2025	QC U I 11
GRANTOR: LONG GLEN S		
GRANTEE: GSL REVOCABLE TRUST		
1006/1294	9/06/2001	QC Q V 06
GRANTOR: GODWIN H LEE JR & ANN		
GRANTEE: LONG GLEN S		

BUILDING NOTES		
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BUILDING DIMENSIONS		
FST=[YR=2016] W14 UOP=[YR=2016] W28 STR=[YR=2016] N7 W5 S19		
E5 N12\$ S12 UGR=[YR=2016] S42 E15FOP=[YR=2016] E12 N5		
FST=[YR=2016] E1 N26 W10 S4 W6 S6 E6 S16 E9 \$ W12 S5\$		
N5E3N16W6N6E6 N4E10 S26 W1 S5 E15 N42 W42\$ E28 N12\$ S12 E14		
N12\$ PTR=E15 FSP=[YR=2016] E28 BAS=[YR=2016] E14 S54 W15		
FOP=[YR=2016] W3 STR=[YR=2016] S14 W5 N14 E5\$ W9 N5 E12 S5\$		
N5 W12 S5 W15 N42 E28 N12\$ S12 W28 N12\$ W15\$ PTR=E72		
FUS=[YR=2016] E14 N3 FOP=[YR=2016] N12 E10 S12 W10\$ E10 S3 E5		
S12 W2 S4 W4 S21 W6 N9 W6 N5 W11 N23\$ W72\$.		