LOT 15
IN OR 1947/1042
SEA MARSH VILLAGE 1 PB 4/11

FORTE STEPHEN M & SUSAN S
930 LULLWATER ROAD NE
ATLANTA, GA 30307

2026

01-6N-29-1900-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

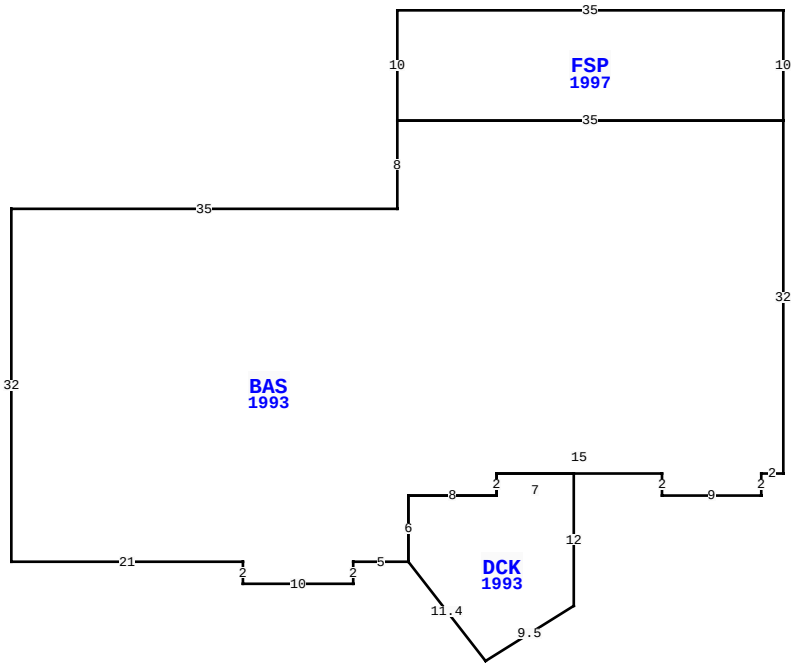
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	1993	2,302	340,049
DCK	188	10	1993	19	2,806
FSP	350	40	1997	140	20,680
TOTALS	2,840			2,461	363,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,461	119.4480	198.28	487,967	1974	1974	0	0	0	25.50	74.50

1 SFR CUST 0% - 0 Heated Area: 2302 HX Base Yr



15 WILLOW POND RD, FERNANDINA BEACH

BLD DATE	02/18/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	450,920
TOTAL MARKET OB/XF VALUE	50,122
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,201,042
SOH/AGL Deduction	240,041
ASSESSED VALUE	961,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	961,001
TOTAL JUST VALUE	1,201,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,154,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24683	ELEC OTHER	0	02/01/2012
B25585	REMODEL	4,000	01/01/2012
B23773	REMODEL	20,000	07/01/2010
B21855	XFOB	14,000	09/01/2008
B9703942	ADDITION	4,375	05/01/1997
B874135	N/A	30,000	08/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1042	11/13/2014	WD	Q	I	01	640,000
GRANTOR: MEAKIN CHARLES J III						
GRANTEE: FORTE STEPHEN M & S						
1257/1459	9/09/2004	WD	Q	I		490,000
GRANTOR: MOORHEAD THOMAS J & J						
GRANTEE: MEAKIN CHARLES III						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1997] W35 S10 BAS=[YR=1993] S8 W35 S32 E21 S2 E10 N2 E5 DCK=[YR=1993] D9 R7 U5 R8 N12 W7 S2 W8 S6$ N6 E8 N2 E15 S2 E9 N2 E2 N32 W35$ E35 N10$.

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	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1974	1974	04	85	42,500	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	31.6	632	
5	1126	CB/STC 8"	0	0	0	0	397.00	SF	8.00	8.00	100	1974	1974	3	23	730	
9	0911	SCRN RM A	0	0	0	0	1,288.00	SF	18.00	18.00	100	2008	2008	3	27	6,260	

LAND DESCRIPTION

TOTAL OB/XF 50,122

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	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS

LOT 15
IN OR 1947/1042
SEA MARSH VILLAGE 1 PB 4/11

FORTE STEPHEN M & SUSAN S
930 LULLWATER ROAD NE
ATLANTA, GA 30307

2026

01-6N-29-1900-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

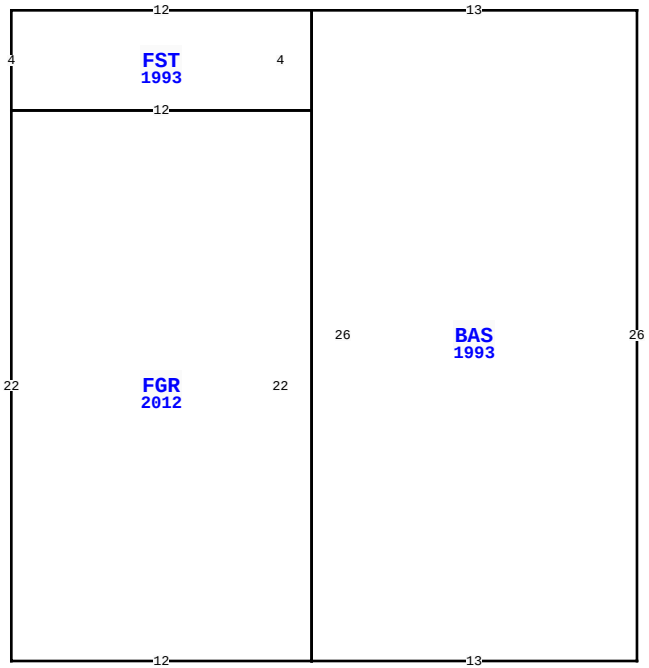
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100	1993	338	58,028
FGR	264	55	2012	145	24,894
FST	48	55	1993	26	4,464
TOTALS	650			509	87,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	509	127.6800	211.95	107,883	1987	1987	0	0	0	19.00	81.00

2 SFR CUST 0% - 0 Heated Area: 338 HX Base Yr



15 WILLOW POND RD, FERNANDINA BEACH

BLD DATE	02/18/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	450,920
TOTAL MARKET OB/XF VALUE	50,122
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,201,042
SOH/AGL Deduction	240,041
ASSESSED VALUE	961,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	961,001
TOTAL JUST VALUE	1,201,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,154,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1042	11/13/2014	WD	Q	I	01	640,000
GRANTOR: MEAKIN CHARLES J III						
GRANTEE: FORTE STEPHEN M & S						
1257/1459	9/09/2004	WD	Q	I		490,000
GRANTOR: MOORHEAD THOMAS J & J						
GRANTEE: MEAKIN CHARLES III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FST=[YR=1993] W12 S4 FGR=[YR=2012] S22 E12 N22 W12 $ E12 N4 $ S26 E13 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS