LOT 2 UNR SUB & PT LOT 4(S-1)
INGRAM DUNES PB 5/217
IN OR 2809/101

PITTMAN JOHN O & JOANNA R/RYE SUSAN S
412 WOODLAWN TERRACE
BLACKSHEAR, GA 31545

2026

12-3N-29-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

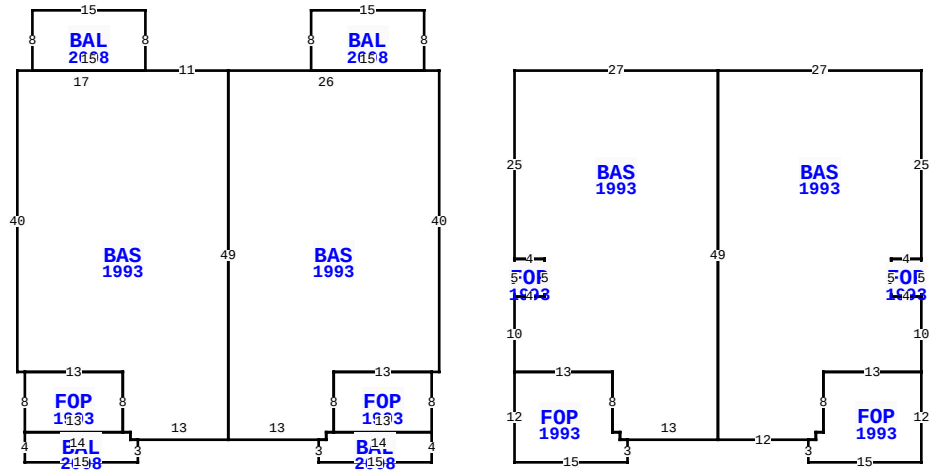
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	59	15	2008	9	1,541
BAL	59	15	2008	9	1,541
BAL	120	15	2008	18	3,082
BAL	120	15	2008	18	3,082
BAS	1,185	100	1993	1,185	202,884
BAS	1,185	100	1993	1,185	202,884
BAS	1,245	100	1993	1,245	213,156
BAS	1,245	100	1993	1,245	213,156
FOP	20	30	1993	6	1,028
FOP	20	30	1993	6	1,028
TOTALS	5,792			5,086	870,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	5,086	147.0724	204.43	1,039,731	1991	1991	0	0	0	16.25	83.75

1 DUPLEX 0% - 2026 Heated Area: 4860 HX Base Yr



** This building has 14 Sub-Areas

733 TARPON AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	870,775
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	455,000
TOTAL MARKET VALUE	1,325,775
SOH/AGL Deduction	0
ASSESSED VALUE	1,325,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,325,775
TOTAL JUST VALUE	1,325,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,131,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0077	POOL	56,450	02/25/2026
20110880	REMODEL UT A	48,000	06/03/2011
20081190	20HD IRRIGATION	1,000	07/24/2008
20072149	REPLACE DRIVEWAY	8,000	12/03/2007
20071566	INSTALL REAR DECK	1,000	08/22/2007
20071019	SOLAR ELEC & PLUB	30,000	06/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/101	8/11/2025	WD	Q	I	01	1,525,000
GRANTOR: HOPKINS FAMILY TRUST						
GRANTEE: PITTMAN JOHN O & JO						
2767/1520	2/04/2025	QC	U	I	11	100
GRANTOR: HOPKINS AMY						
GRANTEE: THE HOPKINS FAMILY						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,-27] E1 N40 W2 W26 S49 E13 N1 E1 N8 E13 $
BAS=[YR=1993;ORIG=-27,-67] W11 W17 S40 E1 E13 S8 E1 S1 E13 N49 $
BAS=[YR=1993;ORIG=65,-67] W27 S49 E12 E1 N1 E1 N8 E13 N10 W4 N5 E4 N25 $
BAS=[YR=1993;ORIG=38,-67] W27 S25 E4 S5 W4 S10 E13 S8 E1 S1 E13 N49 $
FOP=[YR=1993;ORIG=11,-27] S12 E15 N3 W1 N1 W1 N8 W13 $
FOP=[YR=1993;ORIG=50,-18] S3 E15 N12 W13 S8 W1 S1 W1 $
BAL=[YR=2008;ORIG=-1,-67] N8 W15 S8 E15 $
BAL=[YR=2008;ORIG=-38,-67] N8 W15 S8 E15 $
FOP=[YR=1993;ORIG=0,-19] N8 W13 S8 E13 $

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
1	000800	C	MULTI-FAMILY	0	0006	R-2	70.00	100.00	70.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	455,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 455,000 Market: 0 Agricultural: 0 Common: 455,000 PRINTED 07/09/2026 BY SYS