

LOT 3
(EX OR 1435/162)
ESMT PT OR 1364/279

DOUGLAS ARTHUR B & BARBARA M FAMILY TRUST/DOUGLAS
507 BAISDEN LANE
ST SIMONS ISLAND, GA 31522

2026

31-2N-28-1400-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1999	1,440	42,669
TOTALS	1,440			1,440	42,669

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	0	0	116.00	SF	10.00	10.00
2	1242	WD DECK A	0 100	0	0	80.00	SF	10.00	10.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,440	116.2000	98.77	142,229	1988	1988		0	0	70.00	30.00	
1 M/H 93- 100% - 2004 Heated Area: 1440 HX Base Yr 2004													
BAS 1999													
95382 KAREN WALK, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

TOTAL OB/XF													
1,592													

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1,592													

Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		42,669	
TOTAL MARKET OB/XF VALUE		1,592	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		144,261	
SOH/AGL Deduction		90,781	
ASSESSED VALUE		53,480	
TOTAL EXEMPTION VALUE		28,480	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		144,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,791	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1226	MH MOVE-ON	0	03/04/1996
8807	MH MOVE-ON	26,000	02/17/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2875/0295	5/31/2026	QC	U	I	11	100	
GRANTOR: RHODES DIVINE M							
GRANTEE: DOUGLAS ARTHUR B &							
1114/0696	2/19/2003	WD	U	I	21	126,100	
GRANTOR: DOUGLAS ARTHUR B & BA							
GRANTEE: RHODES GORDON & DIV							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W60 S24 E60 N24\$.									

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