PT OF LOTS 19 & 20 LOT 21
IN OR 1071/1478
WILSON NECK SUB PB 4/2

HAGEN ARTHUR R & CHARLOTTE J
124 HAMPTON POINT DRIVE
ST SIMONS ISLAND, GA 31522

2026

43-2N-27-4640-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

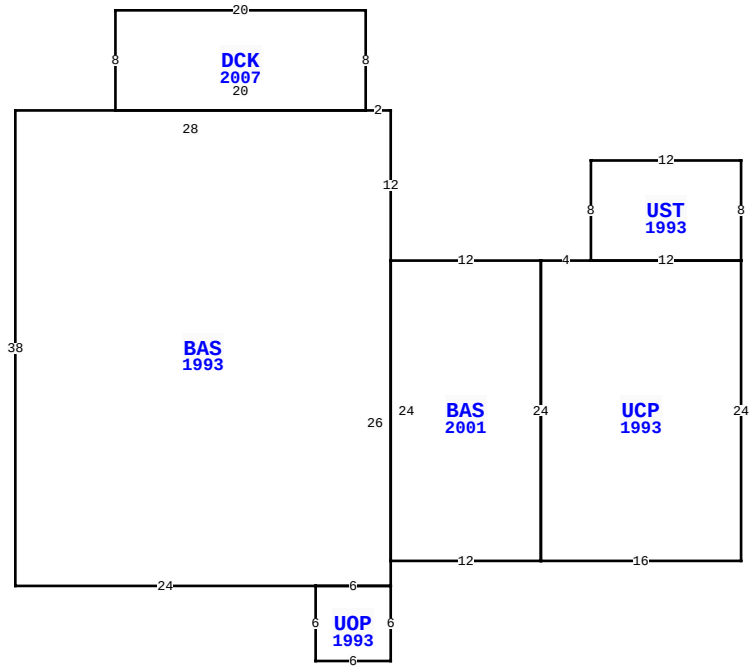
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1993	1,140	97,619
BAS	288	100	2001	288	24,662
DCK	160	10	2007	16	1,370
UCP	384	20	1993	77	6,593
UOP	36	20	1993	7	599
UST	96	45	1993	43	3,682
TOTALS	2,104			1,571	134,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	120.8190	126.86	199,297	1960	1960	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 0 Heated Area: 1428 HX Base Yr



85408 AVANT RD, YULEE

BLD DATE	10/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,525
TOTAL MARKET OB/XF VALUE	4,295
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	626,320
SOH/AGL Deduction	156,744
ASSESSED VALUE	469,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,576
TOTAL JUST VALUE	626,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	628,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1071/1478	7/30/2002	WD	Q	I		225,000
GRANTOR: CHARLES TOMMY & JOY L						
GRANTEE: HAGEN ARTHUR R & CH						
1032/0048	1/18/2002	WD	Q	I	01	100
GRANTOR: WINTIN GRACE & TOMMY						
GRANTEE: WINTIN GRACE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 S8 UCP=[YR=1993] W4 BAS=[YR=2001] W12 BAS=[YR=1993] N12 W2 DCK=[YR=2007] N8W20 S8 E20$ W28 S38 E24 UOP=[YR=1993] S6 E6 N6 W6$ E6 N26 $ S24 E12 N24 $ S24 E16 N24W12$ E12 N8 $.

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	0300	BOAT DCK W	0	0	49	5	245.00	SF	40.00	40.00	100	2000	2000	3	26	2,548	
5	0303	FLT DOCK W	0	0	24	10	240.00	SF	26.00	26.00	100	2002	2002	3	28	1,747	

LAND DESCRIPTION

TOTAL OB/XF 4,295

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	000131	C	RES CREEK	0	0006	RSF-1	150.00	250.00	150.00	FF		1.00	1.00	1.00	3,250.00	3,250.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS