SUB LOT K
IN OR 2731/255
ESMT OR 1146/550

PORTER REGINA KAY
181 CARTER LN
RAY CITY, GA 31645

2026

45-2N-28-5220-000K-0000

BUILDING CHARACTERISTICS

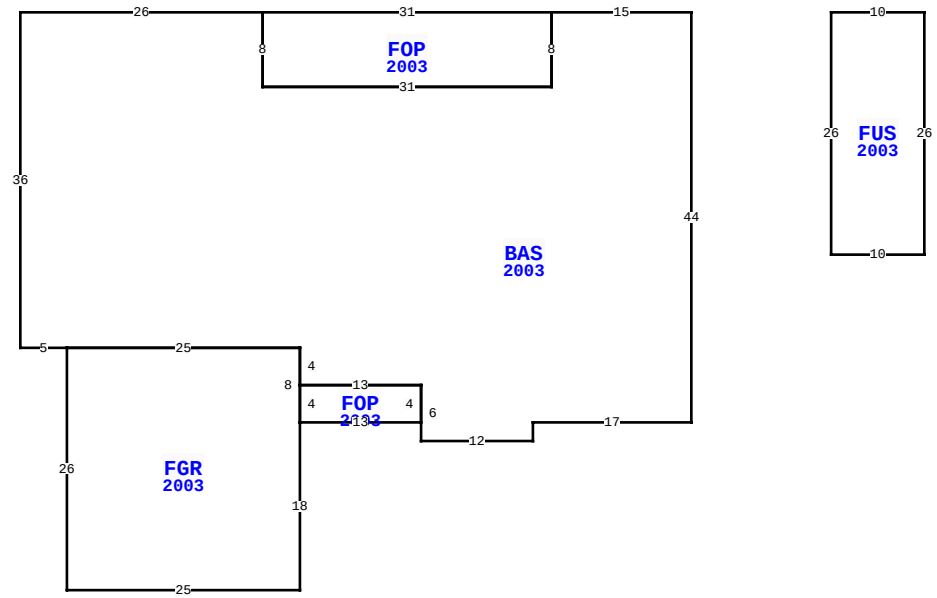
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2003	2,652	380,792
FGR	650	55	2003	358	51,404
FOP	52	30	2003	16	2,297
FOP	248	30	2003	74	10,625
FUS	260	100	2003	260	37,333
TOTALS	3,862			3,360	482,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,360	103.5920	171.96	577,786	2003	2003	0	0	0	16.50	83.50

1 SFR CUST 0% - 2025 Heated Area: 2912 HX Base Yr



95144 COOK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	482,451
TOTAL MARKET OB/XF VALUE	6,385
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,238,836
SOH/AGL Deduction	37,627
ASSESSED VALUE	1,201,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,201,209
TOTAL JUST VALUE	1,238,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,092,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009068	BATH REMODEL	15,000	08/02/2024
B23000	XFOB	7,271	11/01/2009
B0311198	NEW CONSTR	220,000	05/29/2003
6459	CHNGE SRVC	0	01/26/1990
7173	MH MOVE-ON	16,859	03/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/255	8/09/2024	WD	Q	I	02	1,250,000
GRANTOR: MCKENDREE GERALD THOM						
GRANTEE: PORTER REGINA KAY						
1710/1400	11/22/2010	WD	U	I	30	92,000
GRANTOR: MCKENDREE BARBARA JEA						
GRANTEE: MCKENDREE GERALD TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] W31 S8 E31 N8$ S8 W31 N8 W26
S36 E5 FGR=[YR=2003] S26 E25 N18 FOP=[YR=2003] E13 N4 W13
S4$ N8 W25$ E25 S4 E13 S6 E12 N2 E17 N44$ PTR=E15
FUS=[YR=2003] E10 S26 W10 N26$ W15$.

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
4	0300	BOAT DCK W	0	0	0	0	210.00	SF	40.00	40.00	100	2000	2000	3	26	2,184	
5	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	26	1,082	
6	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
7	0310	AL GANG WY	0	0	0	0	30.00	LF	115.00	115.00	100	2000	2000	3	20	690	
8	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	
9	0350	CARPORT WD	0	0	24	12	288.00	SF	13.00	13.00	100	2000	2000	3	20	749	
10	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 6,385

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	0005	RSF-1	150.00	350.00	150.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	750,000							

REVIEW DATE 02/20/2025 BY NWA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/09/2026 BY SYS