

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	62,729
FEP	357	80	286	53,394
FGR	220	55	121	22,590
FGR	253	55	139	25,951
FOP	88	30	26	4,854
FOP	262	30	79	14,749
FOP	153	30	46	8,588
FOP	297	30	89	16,616
FUS	738	100	738	137,780
FUS	1,380	100	1,380	257,638
TOTALS	4,810		3,578	667,992

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	1241	WD DECK G	0	0	12	15	180.00	UT	23.00	23.00	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
5	0810	CONCRETE A	0	0	0	0	262.00	SF	6.50	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	12	3,578	166.3668	197.56	706,870	2006	2010	0	0	5.50	94.50
2 SNGL FAM - 0% - 2023											
Heated Area: 2454											
HX Base Yr											

** This building has 15 Sub-Areas

625 OCEAN AVE, FERNANDINA BEACH

BLD DATE	09/12/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	667,992		
TOTAL MARKET OB/XF VALUE	6,770		
TOTAL LAND VALUE - MARKET	700,000		
TOTAL MARKET VALUE	1,374,762		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,374,762		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,374,762		
TOTAL JUST VALUE	1,374,762		
NCON VALUE	16,612		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,483,094		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211818	ADDITION	0	12/01/2021
20183503	CLOSE FOR FGR	11,000	10/11/2018
20051446	NEW CONSTR	2,000	03/23/2005
20051347	GAS	1,000	03/03/2005
20041721	NEW CONSTR	4,000	09/23/2004
20033999	CO ISSUED	250,000	10/15/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2529/1899	1/13/2022	WD	Q	I	02
GRANTOR: FISHER GREGORY A					
GRANTEE: HILLCREST 625 LLC					
1459/1007	11/15/2006	WD	U	V	06
GRANTOR: FISHER GREGORY A & AN					
GRANTEE: FISHER GREGORY A					

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2019] N20 FOP=[YR=2019] N3 FOP=[YR=2022] N33W9 FEP=[YR=2019] W21 S17 BAS=[YR=2006] S16 FGR=[YR=2019] S23 E10 UOP=[YR=2019] S2 E10 N2 W1 N8 W8 S8 W1\$E1 N23 W11\$ E21 N16 W21\$ E21 N17\$ S33E9\$ W19 S15 E8 N12 E11\$ W11 S20 E11\$ PTR=E10 FOP=[YR=2006] N8 FUS=[YR=2006] N46 E30 S46 W30\$E30 S8W9 S2 W11 N2 W10\$ W10\$ PTR=E50N8 UUS=[YR=2006] N18 FUS=[YR=2006] N10 UUS=[YR=2006] N18 E10 S12 W4 S6 W6\$ E6 N6 E4 N12 E11 UUS=[YR=2006] E9 S18 W6 N6 W3 N12\$ S12 E3 S6 E6 S10 UUS=[YR=2006] S18 W9 N18 E9\$W9 S18 FOP=[YR=2006] S8 W11 N8 E11\$W11 N18 W10\$E10 S18 W10\$S8W50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF	