

N60 FT OF LOT 19
IN OR 1771/232
MIRAMAR BEACH PB 2/61

GRAY JOSEPH B & JANE L
2206 HALL AVE
TIFTON, GA 31794

2023

00-00-31-1460-0019-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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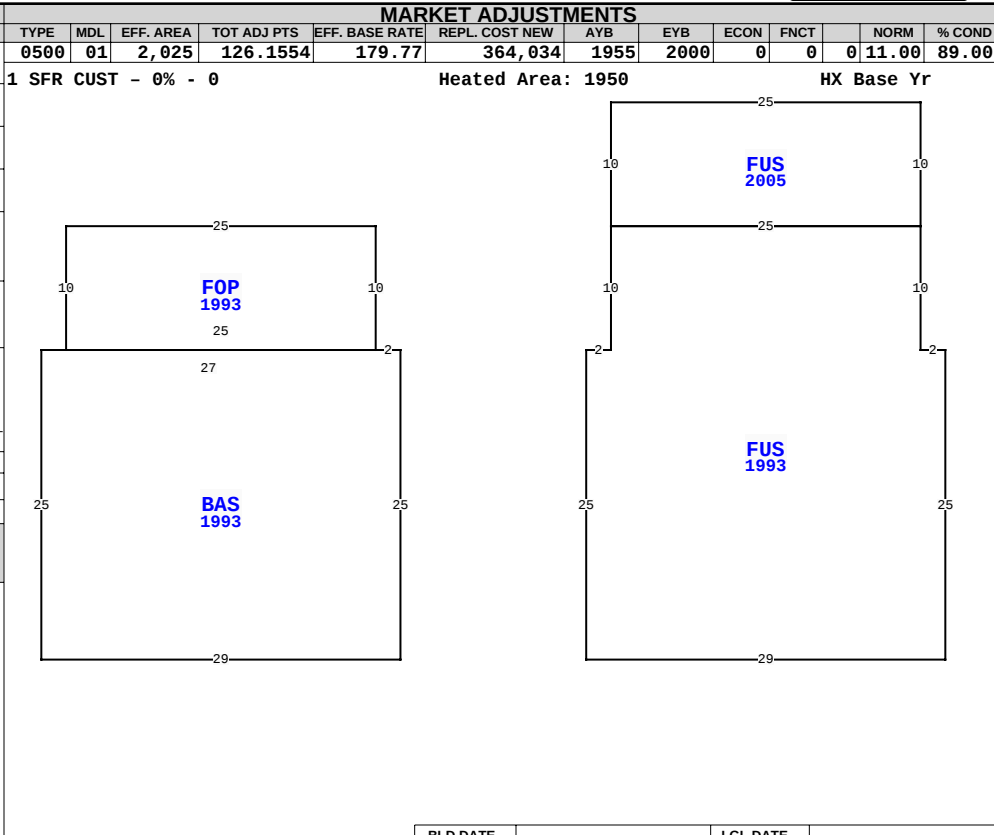
NEIGHBORHOOD/LOC	1051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100	725	115,996
FOP	250	30	75	12,000
FUS	975	100	975	155,996
FUS	250	100	250	39,999

TOTALS	2,200		2,025	323,990
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	245.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	1,115.00	SF	6.50
3	0825	BRICK	0	0	0	0	215.00	SF	12.50
4	1244	WD DECK EX	0	0	0	0	321.00	SF	37.00
5	0416	DUNEWALKS	0	0	104	4	416.00	SF	27.00
6	1076	TRELLIS A	0	0	0	0	464.00	SF	7.50
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	60.00	150.00	60.00



TOTAL OB/XF									
23,210									
1584 S FLETCHER AVE, FERNANDINA BEACH									

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23,210									
1584 S FLETCHER AVE, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	323,990		
TOTAL MARKET OB/XF VALUE	23,210		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	1,247,200		
SOH/AGL Deduction	43,294		
ASSESSED VALUE	1,203,906		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,203,906		
TOTAL JUST VALUE	1,247,200		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,252,517		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090583	REPAIR/RRF	2,000	05/11/2009
20042381	H/AC	2,000	12/17/2004
20042237	REMODEL	2,000	11/30/2004
20041673	ADDITION	86,000	09/17/2004
20040814	H/AC	3,000	04/27/2004
B959512	REMODEL	2,000	12/19/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1771/0232	12/20/2011	WD	Q	I	02	650,000	
GRANTOR: SEA TURTLE EGGS LLC							
GRANTEE: GRAY JOSEPH B JR &							
1536/1263	11/20/2007	WD	U	I	01	100	
GRANTOR: MOSS DAVID & NORWOOD							
GRANTEE: SEA TURTLE EGGS LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] N25 W2 FOP=[YR=1993] N10 W25 S10 E25\$W27 S25 E29\$ PTR=E15 FUS=[YR=1993] E29 N25 W2 N10 FUS=[YR=2005] N10 W25 S10 E25\$W25 S10 W2 S25\$ W15\$.									