LOT 38
IN OR 1764/1640
OAK GROVE PLACE PB 3/2

BUTLER KEVIN C & KIMBERLY L
125 ROYAL OAK DR
GUYTON, GA 31312

2023

00-00-31-1480-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

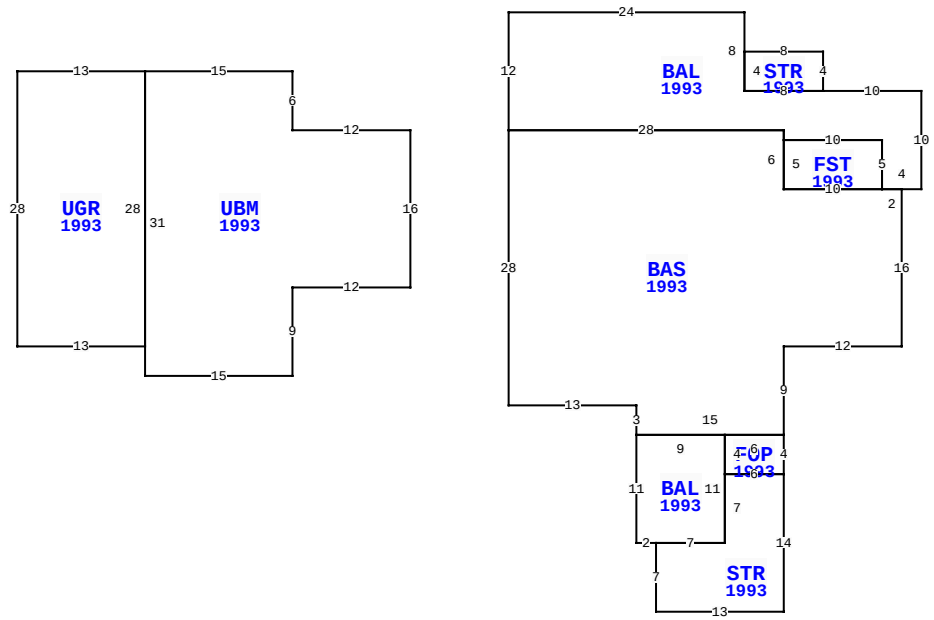
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	99	15	15	1,334
BAL	394	15	59	5,247
BAS	1,021	100	1,021	90,806
FOP	24	30	7	623
FST	50	55	28	2,490
STR	32	10	3	267
STR	133	10	13	1,156
UBM	657	20	131	11,651
UGR	364	45	164	14,586
TOTALS	2,774		1,441	128,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	118.5600	107.00	154,187	1947	1995	0	0	0	16.88	83.12

1 SINGLE FAM – 0% - 0 Heated Area: 1021 HX Base Yr



31 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	128,160
TOTAL MARKET OB/XF VALUE	1,929
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	280,089
SOH/AGL Deduction	62,013
ASSESSED VALUE	218,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,076
TOTAL JUST VALUE	280,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111764	UG ELEC. 200 AMP	7,418	10/03/2011
20081070	REPLACE CONDENSER	1,000	06/25/2008
20080308	REROOF W/30YR ARC	700	02/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1764/1640	10/07/2011	WD	U	I	11	100
GRANTOR: WILBUR GARY STEVEN						
GRANTEE: BUTLER KEVIN C & KI						
1761/0469	10/07/2011	WD	Q	I	02	128,000
GRANTOR: WILBUR GARY STEVEN						
GRANTEE: BUTLER KEVIN C & KI						

BUILDING NOTES

BUILDING DIMENSIONS

UBM=[YR=1993] W12N6W15 UGR=[YR=1993] W13 S28 E13 N28$ S31 E15 N9 E12 N16$ PTR=E10N12 BAL=[YR=1993] S12 BAS=[YR=1993] S28 E13 S3 BAL=[YR=1993] S11 E2 STR=[YR=1993] S7E13N14 FOP=[YR=1993] N4 W6S4E6$ W6S7W7$ E7N11W9$ E15N9 E12N16 W2 FST=[YR=1993] N5W10S5E10$ W10N6W28$ E28S1E10S5E4N10W10 STR=[YR=1993] N4W8S4E8$ W8N8W24$ S12 W10$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400	
2	0810	CONCRETE A	0	0	56	10	560.00	SF	6.50	6.50	100	1980	1980	3	35	1,274	
3	0810	CONCRETE A	0	0	14	14	196.00	SF	6.50	6.50	100	1947	1947	3	20	255	

LAND DESCRIPTION

TOTAL OB/XF 1,929

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	000100	C	SFR	0	0006	R-1	65.00	100.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 12/04/2017 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS