

LOT 11
IN OR 1996/613
OCEAN CAY PB 6/166

STEIN JACOB A
2621 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 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	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	1,462	213,788
FGR	412	55	227	33,194
FOP	74	30	22	3,217
FSP	220	40	88	12,868

TOTALS	2,168	1,799	263,067
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0810	CONCRETE A	0 100	0	0	1,075.00	SF	6.50	6.50	100	2003
3	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2003
4	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	2003

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,799	136.0700	161.58	290,682	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2016											
Heated Area: 1462											
HX Base Yr 2016											
The floor plan diagram shows a large rectangular area divided into several sections. The main area is labeled 'BAS 2003'. To the left is a smaller area labeled 'FSP 2003'. To the right is an area labeled 'FGR 2003'. Below the main area is a section labeled 'FOP 2003'. Dimensions are provided for various segments: 10, 44, 20, 22, 24, 11, 4, 3, 4, 6, 20, 8, 2, 8, 6, 5, 12, 2, 11, 40, 2.9, 7, 2.9, 10, 6, 8, 11, 29, 20, 10, 22, 24, 40, 2.9, 7, 2.9, 10, 6, 8, 11, 29, 20, 10, 22											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										263,067	
TOTAL MARKET OB/XF VALUE										9,056	
TOTAL LAND VALUE - MARKET										185,000	
TOTAL MARKET VALUE										457,123	
SOH/AGL Deduction										178,403	
ASSESSED VALUE										278,720	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										228,720	
TOTAL JUST VALUE										457,123	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										460,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121096	H/AC	2,500	06/12/2012
20032304	NEW CONSTR	2,000	01/08/2003
20021692	NEW CONSTR	200,000	10/07/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1996/0613	8/06/2015	WD	Q	I	01	295,000			
GRANTOR:WITT NORMAN									
GRANTEE:STEIN JACOB A									
1131/0237	4/22/2003	WD	Q	I		191,600			
GRANTOR:BEAZER HOMES CORP									
GRANTEE:WITT NORMAN									

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2003] W20 BAS=[YR=2003] W44 FSP=[YR=2003] W10 S22 E10 N22 \$ S24 D2 L2 S7 R2 D2 S1E40N11 FOP=[YR=2003] E2 N5 W6 N2 W8 S6 E12 S1 \$ N1 W12 N6 E8 S2 E8 N6 W4 N3 E4 N11 \$ S11 W4 S3 E4 S6 E20 N20 \$.											