LOT 12 IN OR 998/516
OCEAN CAY PB 6/166

BRYAN JERRY E & SALLY A
2623 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0012-0000

BUILDING CHARACTERISTICS

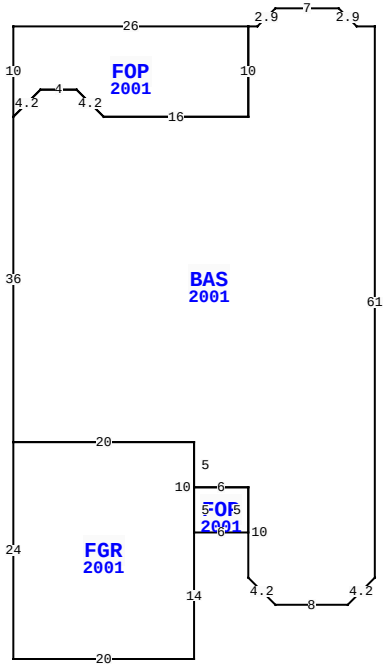
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,892	100	1,892	254,272
FGR	480	55	264	35,480
FOP	30	30	9	1,209
FOP	239	30	72	9,677
TOTALS	2,641		2,237	300,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	126.4494	150.16	335,908	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2002 Heated Area: 1892 HX Base Yr 2002



2623 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,638
TOTAL MARKET OB/XF VALUE		7,235
TOTAL LAND VALUE - MARKET		166,500
TOTAL MARKET VALUE		474,373
SOH/AGL Deduction		214,936
ASSESSED VALUE		259,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,437
TOTAL JUST VALUE		474,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174072	CO ISSUED	0	01/17/2018
20010018	NEW CONSTR	216,014	01/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0998/0516	7/18/2001	WD	Q	I		221,100

GRANTOR: PANITZ HOMES

GRANTEE: BRYAN JERRY E & SAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W7 L2 D2 W1 FOP=[YR=2001] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 U3 L3 W4 L3 D3 S36
FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N10 W20 $ E20 S5 E6 S10 D3 R3 E8 U3 R3 N61$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0835	QUARY TILE	0	100	6	4	24.00	SF	20.00	20.00	100	2001	2001	3	82	394	
3	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2001	2001	3	82	405	
4	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	100	2001	2001	3	82	2,388	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
7	0835	QUARY TILE	0	100	0	0	115.00	SF	10.00	10.00	100	2003	2003	3	84	966	

LAND DESCRIPTION

TOTAL OB/XF 7,235

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	185,000.00	166,500.00	166,500							

REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 166,500 Market: 0 Agricultural: 0 Common: 166,500 PRINTED 08/02/2023 BY SYS