



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,890	100	1,890	250,298
FGR	464	55	255	33,770
FOP	30	30	9	1,192
FOP	239	30	72	9,535
FUS	351	100	351	46,484

TOTALS	2,974		2,577	341,281
--------	-------	--	-------	---------

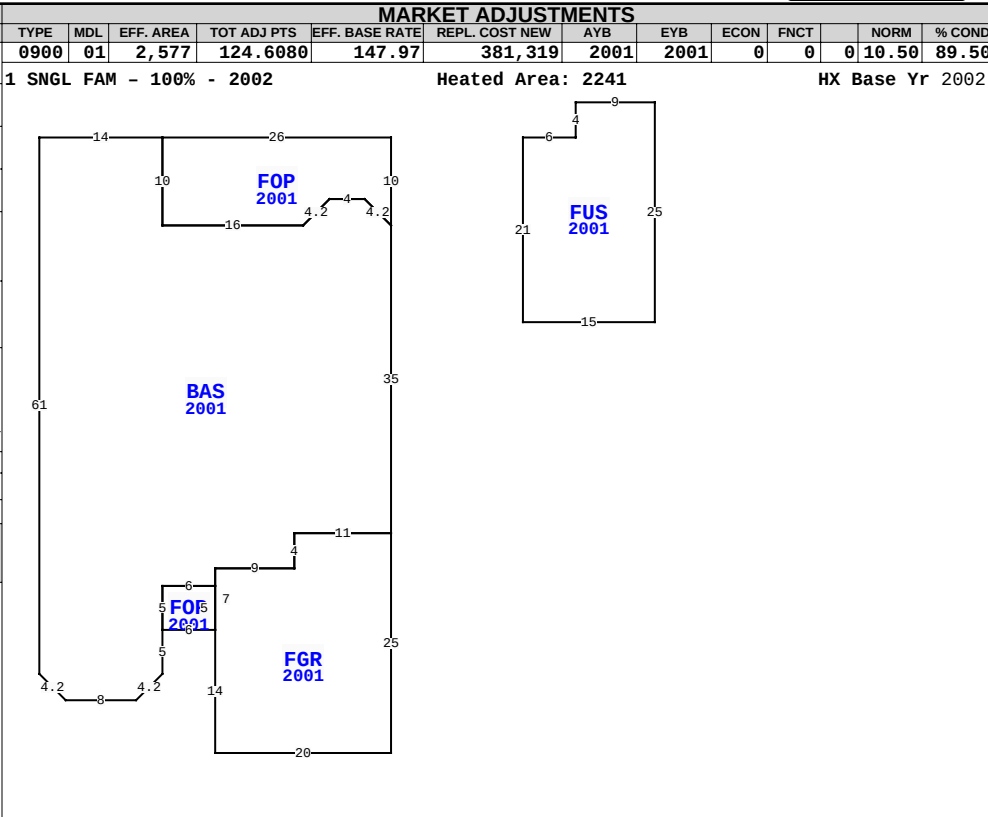
EXTRA FEATURES

L N	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	1126	CB/STC 8"	0 100	8	5	40.00	SF	8.00	8.00	100	2001	2001	3	82	262	
3	0810	CONCRETE A	0 100	24	4	96.00	SF	6.50	6.50	100	2001	2001	3	82	512	
4	0810	CONCRETE A	0 100	29	16	464.00	SF	6.50	6.50	100	2001	2001	3	82	2,473	
5	1242	WD DECK A	0 100	4	7	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
6	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
7	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48	
8	0825	BRICK	0 100	0	0	500.00	SF	12.50	12.50	100	2003	2003	3	96	6,000	

TOTAL OB/XF	12,437
-------------	--------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------



2625 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,281
TOTAL MARKET OB/XF VALUE		12,437
TOTAL LAND VALUE - MARKET		166,500
TOTAL MARKET VALUE		520,218
SOH/AGL Deduction		234,698
ASSESSED VALUE		285,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,520
TOTAL JUST VALUE		520,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102082	H/AC	3,500	12/06/2010
20013322	NEW CONSTR	223,435	06/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/1609	4/05/2001	WD	Q	I		228,500

GRANTOR: PANITZ HOMES

GRANTEE: HOPKINS JOHN L & KA

--	--	--	--	--	--

BUILDING NOTES

--	--	--	--	--	--

BUILDING DIMENSIONS

FOP=[YR=2001] W26 BAS=[YR=2001] W14 S61 D3 R3 E8 U3 R3 N5
FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 \$
N5 W6 S5 \$ N5 E6 N2 E9 N4 E11 N35 L3 U3 W4 L3 D3 W16 N10 \$
S10 E16 U3 R3 E4 D3 R3 N10 \$ PTR=E15 FUS=[YR=2001] E6 N4
E9 S25 W15 N21 \$ W15 \$.