



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 Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1,928	266,225
FGR	440	55	242	33,416
FOP	56	30	17	2,348
FSP	156	40	62	8,561
FSP	190	40	76	10,494

TOTALS	2,770		2,325	321,044
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0	0	31	16	496.00	SF	6.50	6.50
3	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50
4	1242	WD DECK A	0	0	3	4	12.00	SF	15.00	15.00
5	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,325	130.6536	155.15	360,724	2000	2000	0	0	0	11.00	89.00
1 SNGL FAM - 0% - 0 Heated Area: 1928 HX Base Yr												

406 GEORGIA AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	321,044		
TOTAL MARKET OB/XF VALUE	6,012		
TOTAL LAND VALUE - MARKET	203,500		
TOTAL MARKET VALUE	530,556		
SOH/AGL Deduction	57,255		
ASSESSED VALUE	473,301		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	473,301		
TOTAL JUST VALUE	530,556		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	538,032		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100449	XFOB	5,000	03/16/2010
2002699	NEW CONSTR	205,613	04/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1725	4/17/2020	WD	Q	I	01	392,000
GRANTOR: CRISLIP STEPHEN & DIA						
GRANTEE: WADE ANNETTE HALL						
1214/0727	3/10/2004	WD	Q	I		282,500
GRANTOR: PRUDENTIAL RESIDENTIA						
GRANTEE: CRISLIP STEPHEN & D						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2000] U3 L3 W5 FSP=[YR=2010] N10 W19S10E19S FSP=[YR=2001] W15S13E9 U3 R3 N7 U3 R3 \$ D3 L3 S7 D3 L3 W9 N13W17 S66 E12 N7 FOP=[YR=2000] E8 FGR=[YR=2000] S7 E20 N22 W20 S15 \$ N7 W8 S7 \$ N7 E8 N8 E20 N41\$.										