

LOT 19
IN OR 1836/394
OCEAN CAY PB 6/166

SEPTEMBER FIRST PARTNERS-FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2023

00-00-31-152C-0019-0000



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 Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
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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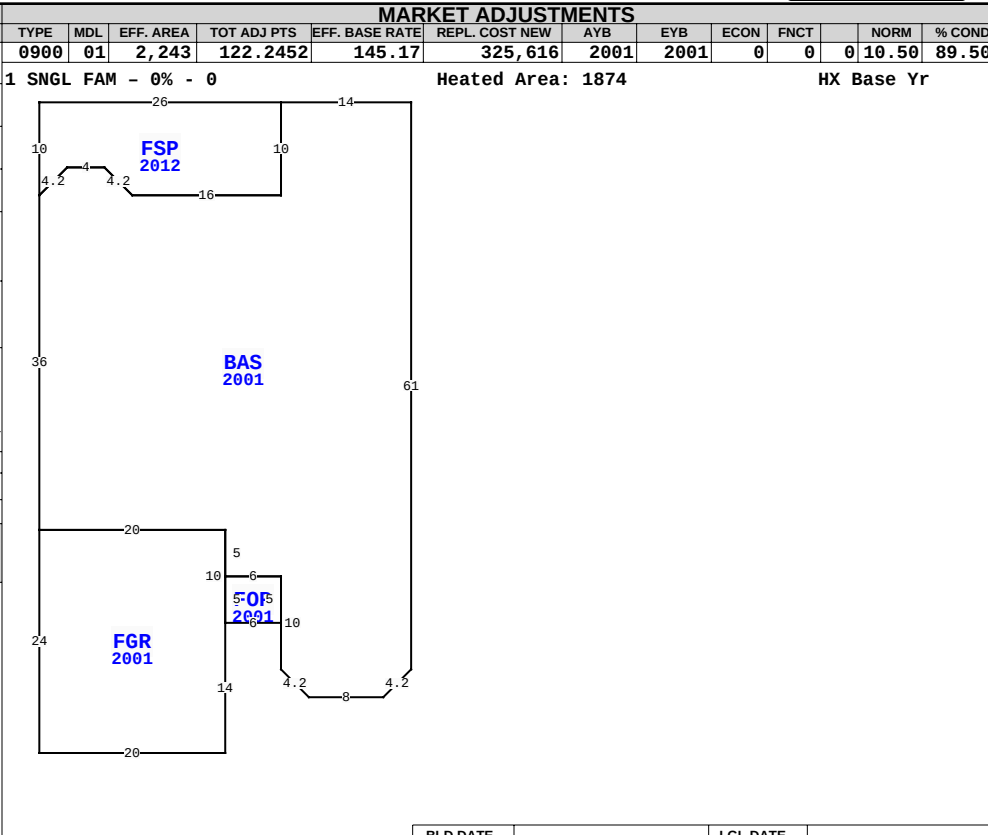
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	243,484
FGR	480	55	264	34,301
FOP	30	30	9	1,170
FSP	239	40	96	12,473

TOTALS	2,623	2,243	291,426
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	31	16	496.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	
6	0851	PATIO STON	0	0	11	12	132.00	SF	0.75	0.75	

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



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

TOTAL OB/XF											
6,345											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		291,426	
TOTAL LAND VALUE - MARKET		203,500	
TOTAL MARKET VALUE		501,271	
SOH/AGL Deduction		47,536	
ASSESSED VALUE		453,735	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		453,735	
TOTAL JUST VALUE		501,271	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003232	NEW CONSTR	200,000	06/13/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1836/0394	1/16/2013	WD	Q	I	02
GRANTOR: RAVEN YOLANDA					SALE PRICE
GRANTEE: SEPTEMBER FIRST PAR					240,000
1237/1630	6/15/2004	WD	Q	I	
GRANTOR: MARSH THOMAS B					300,000
GRANTEE: SHELTON WILLIAM E &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W14 FSP=[YR=2012] W26 S10 R3 U3 E4 D3 R3 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 R3 D3 E8 R3 U3 N61 \$.											