

LOT 21
IN OR 1591/1943
OCEAN CAY PB 6/166

GRISSOM LIVING TRUST/GRISSOM EDWARD J TRUSTEE
414 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	16	WD FR STUC 70	0900	01	2,246	125.0480	148.49	333,509	2000	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2005													Heated Area: 1940												
Roof Structure	08	IRREGULAR 100														HX Base Yr 2005												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 70																										
Interior Floor	11	CLAY TILE 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												
NEIGHBORHOOD/LOC			1081.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,940	100	1,940	256,383																								
FGR	440	55	242	31,982																								
FOP	56	30	17	2,246																								
FOP	156	30	47	6,211																								
TOTALS			2,592	2,246	296,823																							
EXTRA FEATURES					414 GEORGIA AVE, FERNANDINA BEACH																							
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980												
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2000	2000	3	80	395												
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2000	2000	3	80	2,995												
4	0810	CONCRETE A	0	100	10	21	210.00	SF	6.50	6.50	100	2001	2001	3	82	1,119												
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48												
6	0910	SCRN RM L	0	100	10	16	160.00	SF	15.00	15.00	100	2001	2001	3	20	480												
7	0810	CONCRETE A	0	100	24	6	144.00	SF	6.50	6.50	100	2001	2001	3	82	768												
TOTAL OB/XF 7,785																												
LAND DESCRIPTION																												
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											
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500											
REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 203,500 Market: 0 Agricultural: 0 Common: 203,500 PRINTED 08/02/2023 BY SYS																												

Diagram showing building layout with dimensions and area calculations.

Basement (BAS 2000) area: 256,383

First Floor (FGR 2000) area: 31,982

Second Floor (FOP 2000) area: 2,246

Third Floor (FOP 2000) area: 6,211

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/1943	11/04/2008	WD	U	I	01	100

GRANTOR: GRISSOM EDWARD

GRANTEE: GRISSOM EDWARD J TR

1213/0240	3/05/2004	WD	Q	I		292,000
GRANTOR: WISEMAN ANNE MARIE						
GRANTEE: GRISSOM EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] L3 U3 W5 FOP=[YR=2000] W15 S13 E9 R3 U3 N7 R3 U3 \$ D3 L3 S7 D3 L3 W9 N13 W17 S66 E12 N7 FOP=[YR=2000] E8 FGR=[YR=2000] S7 E20 N22 W20 S15\$ N7 W8 S7\$ N7 E8 N8 E20 N18 R2 U2 N4 U2 L2 N15\$.