LOT 22 IN OR 988/652
OCEAN CAY PB 6/166

DINGMAN GERALD
416 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0022-0000

BUILDING CHARACTERISTICS

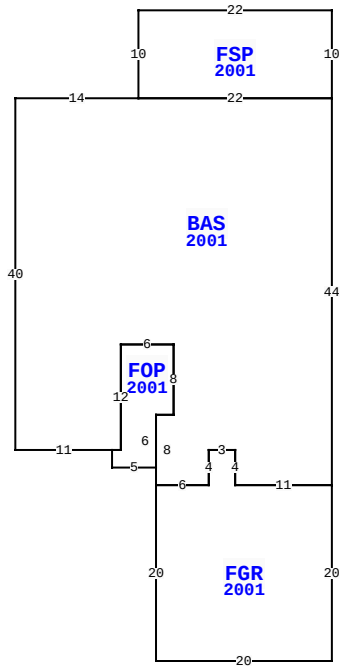
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,444	100	1,444	200,887
FGR	412	55	227	31,580
FOP	74	30	22	3,061
FSP	220	40	88	12,243
TOTALS	2,150		1,781	247,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,781	130.9000	155.44	276,839	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2002 Heated Area: 1444 HX Base Yr 2002



416 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		247,771
TOTAL MARKET OB/XF VALUE		8,217
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		459,488
SOH/AGL Deduction		219,921
ASSESSED VALUE		239,567
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		184,567
TOTAL JUST VALUE		459,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110782	H/AC	2,000	05/20/2011
2003088	NEW CONSTR	170,000	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0988/0652	5/25/2001	WD	Q	I		193,000

GRANTOR: PANITZ HOMES
GRANTEE: DINGMAN GERALD & LI

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W22 S10 BAS=[YR=2001] W14 S40 E11
FOP=[YR=2001] S2 E5 N6 E2 N8 W6 S12 W1 $ E1 N12 E6 S8 W2 S8
FGR=[YR=2001] S20 E20 N20 W11 N4 W3 S4 W6 $ E6 N4 E3 S4 E11
N44 W22 $ E22 N10 $.

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	0810	CONCRETE A	0	100	0	0	928.00	SF	6.50	6.50	100	2001	2001	3	82	4,946	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2001	2001	3	82	128	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2001	2001	3	82	85	

LAND DESCRIPTION

TOTAL OB/XF 8,217

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	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