LOT 24
OCEAN CAY PB 6/166

SCHRECKER LIVING TRUST/SCHRECKER IRIS TRUSTEE
419 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0024-0000

BUILDING CHARACTERISTICS

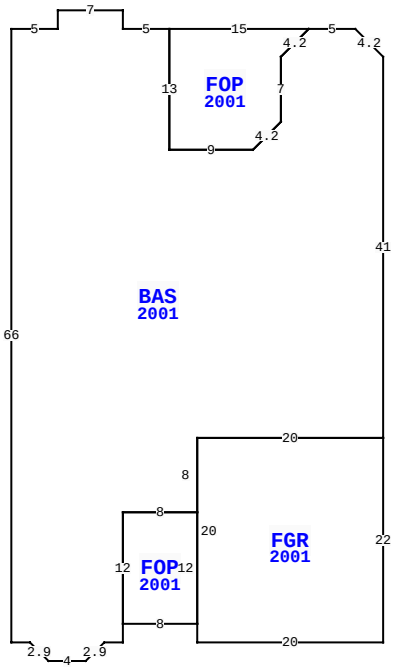
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,954	100	1,954	259,683
FGR	440	55	242	32,162
FOP	96	30	29	3,854
FOP	156	30	47	6,246
TOTALS	2,646		2,272	301,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	125.0480	148.49	337,369	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2006 Heated Area: 1954 HX Base Yr 2006



419 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		301,945
TOTAL MARKET OB/XF VALUE		6,213
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		502,408
SOH/AGL Deduction		233,596
ASSESSED VALUE		268,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,812
TOTAL JUST VALUE		502,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004070	NEW CONSTR	210,000	09/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0929	4/04/2022	WD	U	I	11	100
GRANTOR: SCHRECKER IRIS						
GRANTEE: SCHRECKER LIVING TR						
0997/0099	7/11/2001	WD	Q	I		220,800
GRANTOR: PANITZ HOMES						
GRANTEE: SCHRECKER IRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] L3 U3 W5 FOP=[YR=2001] W15 S13 E9 R3 U3 N7 R3 U3 $ L3 D3 S7 D3 L3 W9N13 W5 N2 W7 S2 W5 S66 E2 R2 D2 E4 R2 U2 E2 N2 FOP=[YR=2001] E8 FGR=[YR=2001] S2 E20N22 W20 S20 $ N12 W8 S12 $ N12E8 N8 E20 N41 $.

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	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	2001	2001	3	82	93	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2001	2001	3	82	176	
4	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2001	2001	3	82	2,814	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48	
7	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 6,213

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.05	185,000.00	194,250.00	194,250							

REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 194,250 Market: 0 Agricultural: 0 Common: 194,250 PRINTED 08/02/2023 BY SYS