

LOT 26
IN OR 1396/1911
OCEAN CAY PB 6/166

THOMAS JUDY A
252 PINEHURST POINT DRIVE
SAINT AUGUSTINE, FL 32092

2023

00-00-31-152C-0026-0000



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 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

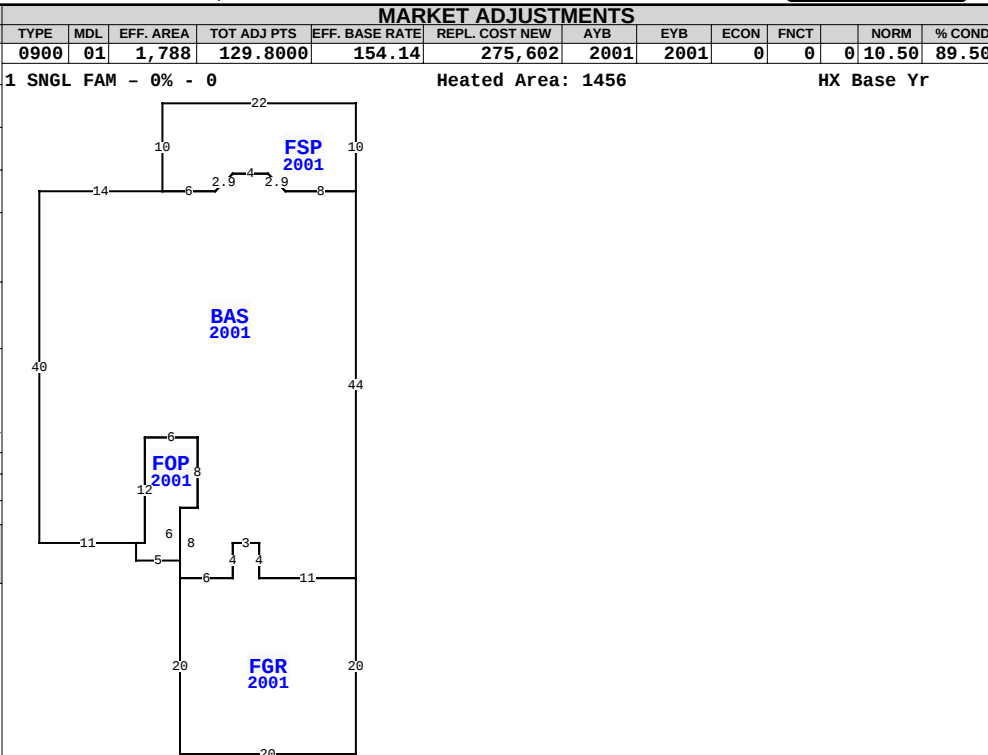
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	200,863
FGR	412	55	227	31,316
FOP	74	30	22	3,035
FSP	208	40	83	11,451

TOTALS	2,150	1,788	246,664
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	0	4	3	12.00	SF	15.00
3	0810	CONCRETE A	0	0	0	0	910.00	SF	6.50



415 GEORGIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF	7,896
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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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	185,000.00	194,250.00	194,250

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				246,664	
TOTAL MARKET OB/XF VALUE				7,896	
TOTAL LAND VALUE - MARKET				194,250	
TOTAL MARKET VALUE				448,810	
SOH/AGL Deduction				41,479	
ASSESSED VALUE				407,331	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				407,331	
TOTAL JUST VALUE				448,810	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				452,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002700	NEW CONSTR	160,000	04/11/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1396/1911	3/17/2006	WD	Q	I	
GRANTOR: WESLEY GERALD L & DON					SALE PRICE
GRANTEE: THOMAS JUDY A					
0969/1013	2/05/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					181,000
GRANTEE: WESLEY GERALD L & D					

BUILDING NOTES									
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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 W8 U2 L2 W4 L2 D2 W6\$ E6 R2 U2 E4 R2 D2 E8 N10 \$.									