LOT 30 IN OR 987/1438
OCEAN CAY PB 6/166

LYLE MARK & ISOBEL P
407 GEORGIA AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0030-0000

BUILDING CHARACTERISTICS

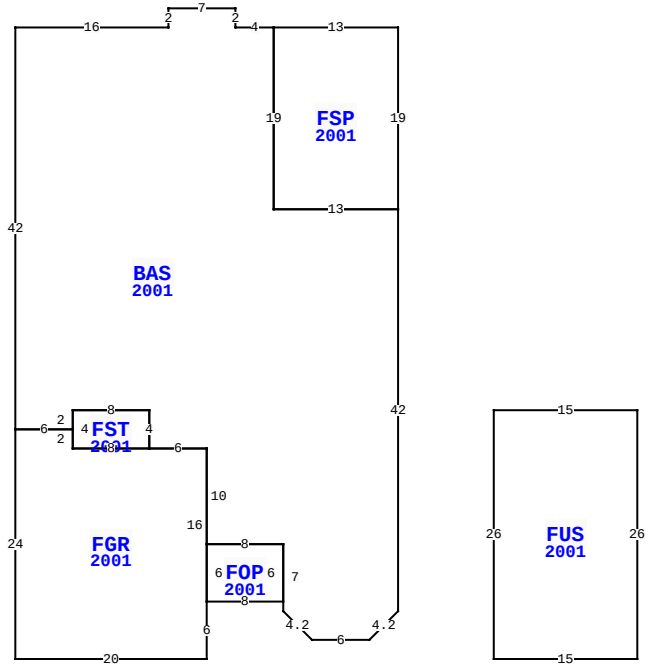
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,794	100	1,794	230,938
FGR	452	55	249	32,054
FOP	48	30	14	1,803
FSP	247	40	99	12,744
FST	32	55	18	2,317
FUS	390	100	390	50,204
TOTALS	2,963		2,564	330,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	121.1232	143.83	368,780	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2002 Heated Area: 2184 HX Base Yr 2002



407 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,058
TOTAL MARKET OB/XF VALUE		6,169
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		530,477
SOH/AGL Deduction		245,753
ASSESSED VALUE		284,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,724
TOTAL JUST VALUE		530,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110863	XFOB	780	06/01/2011
20061216	DEMOLITION	0	05/31/2006
20040675	XFOB	1,000	04/07/2004
20012587	XFOB	1,000	12/03/2001
2002702	NEW CONSTR	200,000	04/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1438	5/22/2001	WD	Q	I		228,000

GRANTOR: PANITZ HOMES

GRANTEE: LYLE MARK & ISOBEL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W13 BAS=[YR=2001] W4 N2 W7 S2 W16 S42
FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6 $ N16 W6
FST=[YR=2001] N4 W8 S4 E8 $ W8 N2 W6 $ E6 N2 E8 S4 E6 S10 E8
S7 R3 D3 E6 R3 U3 N42 W13 N19 $ S19 E13N19 $ PTR= E10S40
FUS=[YR=2001] E15 S26 W15 N26 $N40 W10 $.

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	1242	WD DECK A	0	100	4	8	32.00	SF	15.00	15.00	100	2001	2001	3	20	96	
3	0835	QUARY TILE	0	100	3	4	12.00	SF	20.00	20.00	100	2001	2001	3	82	197	
4	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2001	2001	3	82	192	
5	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	82	2,644	
6	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2001	2001	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 6,169

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	1.05	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