LOT 31 IN OR 1012/1390
OCEAN CAY PB 6/166

MCGOWAN JOHN F & HENRIETTA C
405 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0031-0000

BUILDING CHARACTERISTICS

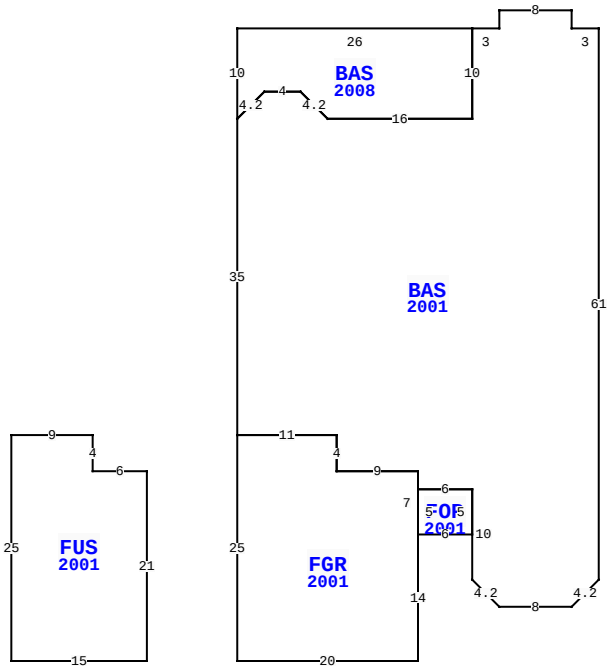
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,906	100	1,906	243,871
BAS	239	100	239	30,579
FGR	464	55	255	32,627
FOP	30	30	9	1,152
FUS	351	100	351	44,910
TOTALS	2,990		2,760	353,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,760	120.3840	142.96	394,570	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2002 Heated Area: 2496 HX Base Yr 2002



405 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		353,140
TOTAL MARKET OB/XF VALUE		7,392
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		554,782
SOH/AGL Deduction		256,352
ASSESSED VALUE		298,430
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		243,430
TOTAL JUST VALUE		554,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102143	H/AC	4,500	12/16/2010
20090872	XFOB	2,470	07/06/2009
20080968	ELEC OTHER	500	06/06/2008
20080539	ADDITION	16,900	04/02/2008
20060532	OTHER	3,175	03/15/2006
2003079	NEW CONSTR	210,000	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/1390	10/11/2001	WD	Q	I		240,700

GRANTOR: BEAZER HOMES CORP
GRANTEE: MCGOWAN JOHN F & HE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N2 W8 S2 W3 BAS=[YR=2008] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 L3 U3 W4 L3 D3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N7 W9 N4 W11 $ E11 S4 E9 S2 E6 S10 R3 D3 E8 R3 U3 N61 $ PTR= W65 S45 FUS=[YR=2001] S25E15N21W6N4W9$ N45E65$.

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	20	4	80.00	SF	6.50	6.50	100	2001	2001	3	82	426	
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2001	2001	3	82	3,411	
4	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	82	210	
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
6	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	2001	2001	3	82	187	
7	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2001	2001	3	82	64	

LAND DESCRIPTION

TOTAL OB/XF 7,392

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