



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	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	187,374
FGR	462	55	254	33,611
FOP	38	30	11	1,455
FOP	160	30	48	6,352
FUS	893	100	893	118,167

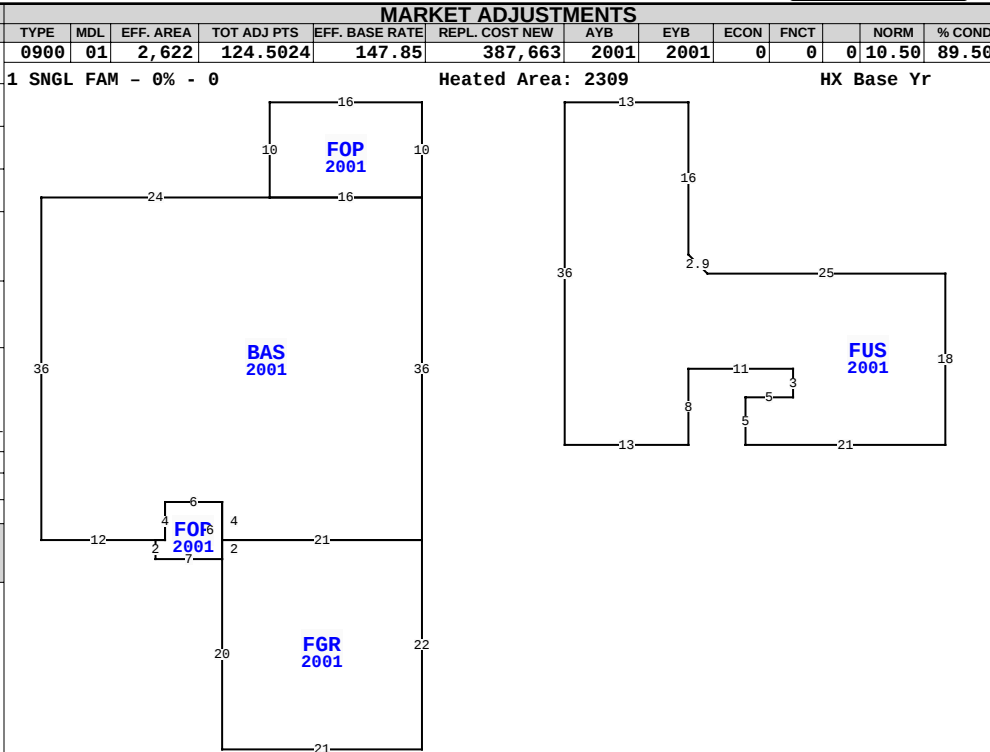
TOTALS	2,969		2,622	346,958
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EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2001	2001	3	82	640	
3	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50	6.50	100	2001	2001	3	82	3,241	
4	1242	WD DECK A	0	0	4	7	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
5	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2001	2001	3	82	112	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							



2622 GEORGIA AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,958
TOTAL MARKET OB/XF VALUE		7,087
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		539,045
SOH/AGL Deduction		46,687
ASSESSED VALUE		492,358
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		492,358
TOTAL JUST VALUE		539,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002465	NEW CONSTR	146,682	03/16/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2645/911	6/02/2023	WD	Q	I	01

GRANTOR: AUSTIN DAVID A L/E
GRANTEE: BRADSHAW DANIEL & C
2037/1325 4/01/2016 LE U I 11 100
GRANTOR: AUSTIN DAVID A
GRANTEE: BROWN PAMELA S

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W16 S10 BAS=[YR=2001] W24 S36 E12
FOP=[YR=2001] S2 E7 FGR=[YR=2001] S20 E21 N22 W21 S2 N6
W6 S4 W1 \$ E1 N4 E6 S4 E21 N36 W16 \$ E16 N10 \$ PTR= E15
FUS=[YR=2001] E13 S16 R2 D2 E25S18 W21 N5 E5 N3 W11 S8 W13
N36 \$ W15 \$.