LOT 36
OCEAN CAY PB 6/166

**CLEMENTS SUZANNE**
2627 GEORGIA AV
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-152C-0036-0000**

## BUILDING CHARACTERISTICS

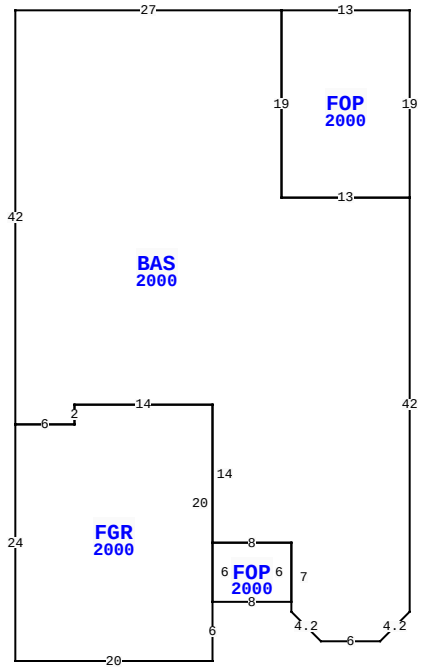
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,756 | 100 | 1,756 | 230,878 |
| FGR | 508 | 55 | 279 | 36,683 |
| FOP | 48 | 30 | 14 | 1,841 |
| FOP | 247 | 30 | 74 | 9,729 |
| TOTALS | 2,559 | | 2,123 | 279,132 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,123 | 124.4012 | 147.73 | 313,631 | 2000 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2004 Heated Area: 1756 HX Base Yr 2004




2627 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 | | 279,132 |
| TOTAL MARKET OB/XF VALUE | | 4,501 |
| TOTAL LAND VALUE - MARKET | | 185,000 |
| TOTAL MARKET VALUE | | 468,633 |
| SOH/AGL Deduction | | 213,154 |
| ASSESSED VALUE | | 255,479 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 200,479 |
| TOTAL JUST VALUE | | 468,633 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 476,243 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120459 | H/AC | 3,000 | 03/20/2012 |
| 20010114 | XFOB | 1,500 | 01/25/2001 |
| 2003077 | NEW CONSTR | 179,167 | 05/25/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2341/1363 | 2/04/2020 | QC | U | I | 11 | 100 |
| GRANTOR: WOLF RICHARD R & SUZA | | | | | | |
| GRANTEE: WOLF RICHARD R & SU | | | | | | |
| 1198/0572 | 12/30/2003 | WD | Q | I | | 249,000 |
| GRANTOR: SHARPE PATRICK JOHN & | | | | | | |
| GRANTEE: WOLF RICHARD & SUZA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2000] W13 BAS=[YR=2000] W27 S42 FGR=[YR=2000] S24 E20 N6 FOP=[YR=2000] E8 N6W8S6$ N20W14S2W6$ E6N2E14 S14 E8 S7 R3 D3 E6 U3 R3 N42 W13 N19 $ S19 E13 N19 $ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 47 | 16 | 752.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 3,910 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 26 | 4 | 104.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 541 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 3 | 4 | 12.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 20 | 36 | |
| 4 | 1243 | WD DECK F | 0 | 100 | 3 | 3 | 9.00 | SF | 8.00 | 8.00 | 100 | 2000 | 2000 | 3 | 20 | 14 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,501

| 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 | 1.00 | 185,000.00 | 185,000.00 | 185,000 | | | | | | | |

REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS