LOT 58
TIDEWATER @ OCEAN REACH #1
PB 6/46

GREGORY JASON K & JENNIFER S
224 HURON ST
DECATUR, GA 30030

2024

00-00-30-085T-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

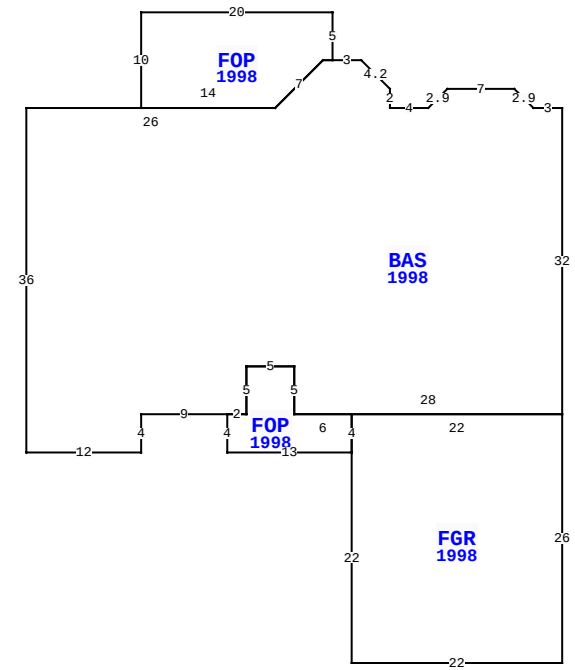
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	252,758
FGR	572	55	315	42,441
FOP	77	30	23	3,099
FOP	183	30	55	7,410
TOTALS	2,708		2,269	305,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	123.1811	153.98	349,381	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM – 0% - 2024 Heated Area: 1876 HX Base Yr



1924 SEA OATS AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	305,708
TOTAL MARKET OB/XF VALUE	7,608
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	563,316
SOH/AGL Deduction	0
ASSESSED VALUE	563,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,316
TOTAL JUST VALUE	563,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805087	NEW CONSTR	95,636	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/1258	9/19/2023	WD	Q	I	01	645,000
GRANTOR: SCHIRG FAMILY TRUST						
GRANTEE: GREGORY JASON K & J						
1472/1965	1/19/2007	QC	U	I	01	100
GRANTOR: SCHIRG ROBERT A & MAR						
GRANTEE: SCHIRG ROBERT A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 U2 L2 W7 D2 L2 W4 N2 L3 U3 W3
FOP=[YR=1998] N5 W20 S10 E14 U5 R5 E1$ W1 D5 L5 W26 S36
E12 N4 E9 FOP=[YR=1998] S4 E13 FGR=[YR=1998] S22 E22 N26 W22
S4 $ N4 W6 N5 W5 S5 W2 $ E2 N5 E5 S5 E28 N32 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	967.00	SF	6.50	6.50	100	1998	1998	3	75	4,714	
3	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1998	1998	3	75	59	

LAND DESCRIPTION

TOTAL OB/XF 7,608

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	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS