LOT 94
GA FDNA BEACH SUB PB 2/35

LOWERY CHRISTOPHER R & STACIE A
625 OCEAN AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134A-0094-0000

BUILDING CHARACTERISTICS

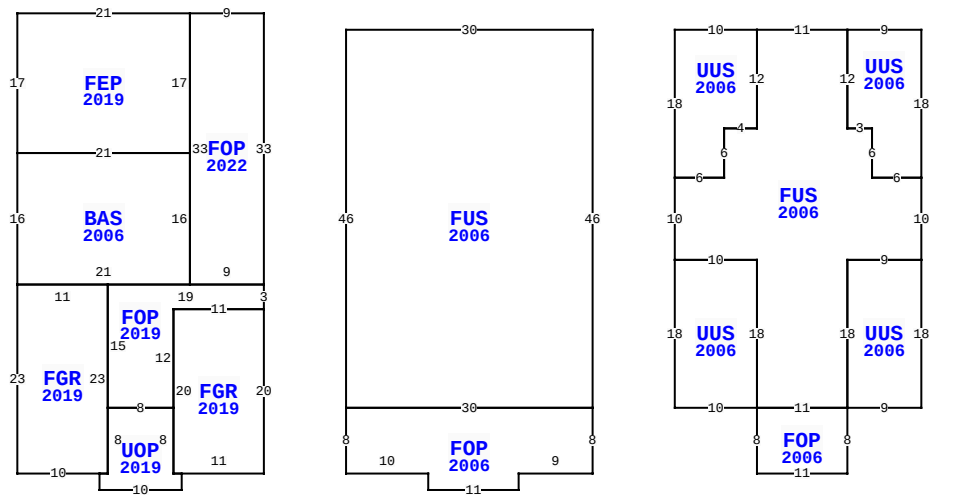
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	65,683
FEP	357	80	286	55,908
FGR	220	55	121	23,653
FGR	253	55	139	27,172
FOP	88	30	26	5,083
FOP	262	30	79	15,443
FOP	153	30	46	8,992
FOP	297	30	89	17,398
FUS	738	100	738	144,266
FUS	1,380	100	1,380	269,766
TOTALS	4,810		3,578	699,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	3,578	166.3668	207.96	744,081	2006	2010	0	0	0	6.00	94.00

2 SNGL FAM – 100% - 2024 Heated Area: 2454 HX Base Yr 2024



** This building has 15 Sub-Areas

625 OCEAN AVE, FERNANDINA BEACH

BLD DATE	09/12/2013	KK	LGL DATE		
XF DATE			LAND DATE	05/22/2024	MLU
INC DATE			AG DATE		

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	1241	WD DECK G	0	100	12	15	180.00	UT	23.00	23.00	100	2006	2006	3	44	1,822	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2006	2006	3	27	86	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
4	0810	CONCRETE A	0	100	0	0	262.00	SF	6.50	6.50	100	2006	2006	3	87	1,482	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		699,436
TOTAL MARKET OB/XF VALUE		6,540
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,505,976
SOH/AGL Deduction		0
ASSESSED VALUE		1,505,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,455,976
TOTAL JUST VALUE		1,505,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,374,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211818	ADDITION	0	12/01/2021
20183503	CLOSE FOR FGR	11,000	10/11/2018
20051446	NEW CONSTR	2,000	03/23/2005
20051347	GAS	1,000	03/03/2005
20041721	NEW CONSTR	4,000	09/23/2004
20033999	CO ISSUED	250,000	10/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1738	12/11/2023	QC	U	I	11	1,260,400
GRANTOR: HILLCREST 625 LLC						
GRANTEE: LOWERY CHRISTOPHER						
2529/1899	1/13/2022	WD	Q	I	02	1,740,000
GRANTOR: FISHER GREGORY A						
GRANTEE: HILLCREST 625 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] N20 FOP=[YR=2019] N3 FOP=[YR=2022] N33W9
FEP=[YR=2019] W21 S17 BAS=[YR=2006] S16 FGR=[YR=2019] S23 E10
UOP=[YR=2019] S2 E10 N2 W1 N8 W8 S8 W1$E1 N23 W11$ E21 N16
W21$ E21 N17$ S33E9$ W19 S15 E8 N12 E11$ W11 S20 E11$ PTR=E10
FOP=[YR=2006] N8 FUS=[YR=2006] N46 E30 S46 W30$E30 S8W9 S2
W11 N2 W10$ W10$ PTR=E50N8 UUS=[YR=2006] N18 FUS=[YR=2006]
N10 UUS=[YR=2006] N18 E10 S12 W4 S6 W6$ E6 N6 E4 N12 E11
UUS=[YR=2006] E9 S18 W6 N6 W3 N12$ S12 E3 S6 E6 S10
UUS=[YR=2006] S18 W9 N18 E9$W9 S18 FOP=[YR=2006] S8 W11 N8
E11$W11 N18 W10$E10 S18 W10$S8W50$.

LAND DESCRIPTION

TOTAL OB/XF 6,540

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS