

LOT 11
IN OR 1996/613
OCEAN CAY PB 6/166

STEIN JACOB A
2621 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0011-0000



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 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	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	1,462	100	1,462	223,805
FGR	412	55	227	34,749
FOP	74	30	22	3,368
FSP	220	40	88	13,471

TOTALS	2,168	1,799	275,393
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	1,075.00	SF	6.50	
3	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	
4	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,799	136.0700	170.09	305,992	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2016 Heated Area: 1462 HX Base Yr 2016											

2621 GEORGIA AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
8,945											

Total Acres: 0.00	Total Land Value: 185,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		275,393	
TOTAL MARKET OB/XF VALUE		8,945	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		469,338	
SOH/AGL Deduction		182,256	
ASSESSED VALUE		287,082	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		237,082	
TOTAL JUST VALUE		469,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121096	H/AC	2,500	06/12/2012
20032304	NEW CONSTR	2,000	01/08/2003
20021692	NEW CONSTR	200,000	10/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/0613	8/06/2015	WD	Q	I	01	295,000
GRANTOR: WITT NORMAN						
GRANTEE: STEIN JACOB A						
1131/0237	4/22/2003	WD	Q	I		191,600
GRANTOR: BEAZER HOMES CORP						
GRANTEE: WITT NORMAN						

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2003] W20 BAS=[YR=2003] W44 FSP=[YR=2003] W10 S22 E10 N22 \$ S24 D2 L2 S7 R2 D2 S1E40N11 FOP=[YR=2003] E2 N5 W6 N2 W8 S6 E12 S1 \$ N1 W12 N6 E8 S2 E8 N6 W4 N3 E4 N11 \$ S11 W4 S3 E4 S6 E20 N20 \$.									