

LOT 12 IN OR 998/516
OCEAN CAY PB 6/166

BRYAN JERRY E & SALLY A
2623 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 70	0900	01	2,237	126.4494	158.06	353,580	2001	2001	0	0	11.00	89.00	STANDARD														
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2002													Heated Area: 1892													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2002													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	15	HARDTILE 40																											
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			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	1,892	100	1,892	266,155																									
FGR	480	55	264	37,138																									
FOP	30	30	9	1,266																									
FOP	239	30	72	10,128																									
TOTALS			2,641	2,237	314,686																								
EXTRA FEATURES			2623 GEORGIA AVE, FERNANDINA BEACH																										
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975													
2	0835	QUARY TILE	0	100	6	4	24.00	SF	20.00	20.00	100	2001	2001	3	80	384													
3	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2001	2001	3	80	395													
4	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	100	2001	2001	3	80	2,330													
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48													
6	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24													
7	0835	QUARY TILE	0	100	0	0	115.00	SF	10.00	10.00	100	2003	2003	3	83	955													
LAND DESCRIPTION			TOTAL OB/XF 7,111																										
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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	185,000.00	166,500.00	166,500												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 166,500 Market: 0 Agricultural: 0 Common: 166,500 PRINTED 08/06/2024 BY SYS																													