

LOT 19
IN OR 1836/394
OCEAN CAY PB 6/166

SEPTEMBER FIRST PARTNERS-FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2024

00-00-31-152C-0019-0000



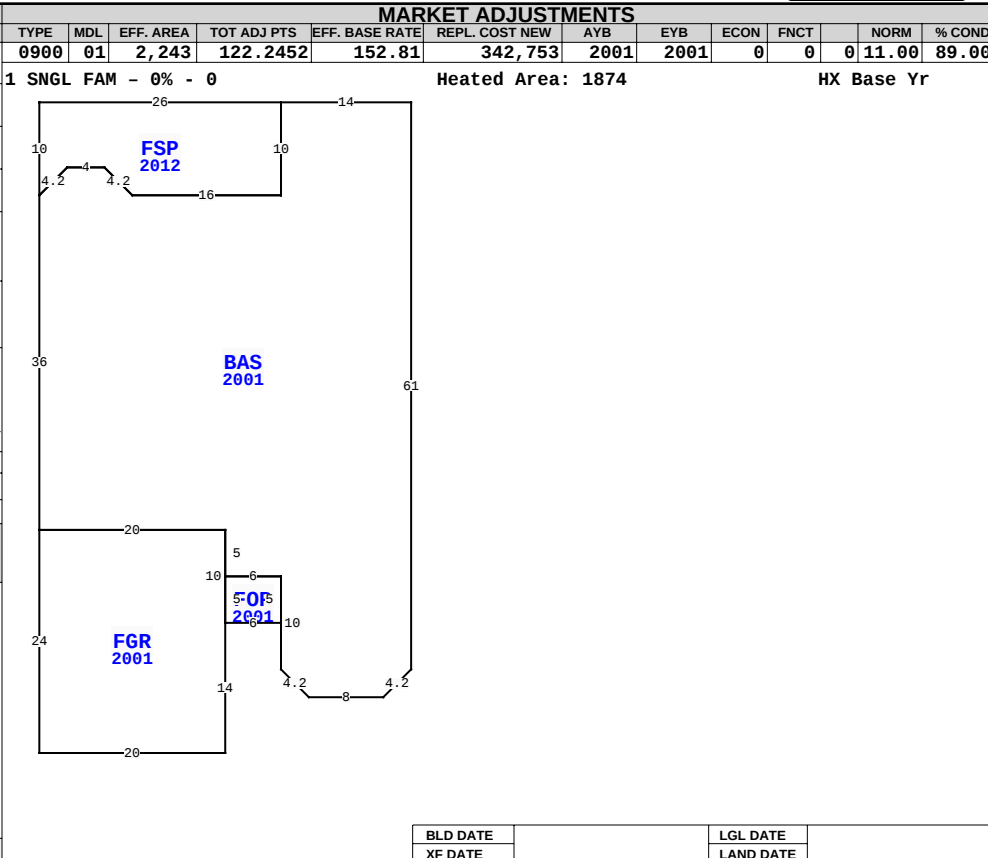
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,874	100	1,874	254,866
FGR	480	55	264	35,904
FOP	30	30	9	1,224
FSP	239	40	96	13,056
TOTALS	2,623		2,243	305,050

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	31	16	496.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	
6	0851	PATIO STON	0	0	11	12	132.00	SF	0.75	0.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
410	GEORGIA AVE,	FERNANDINA BEACH									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	305,050		
TOTAL MARKET OB/XF VALUE	6,230		
TOTAL LAND VALUE - MARKET	203,500		
TOTAL MARKET VALUE	514,780		
SOH/AGL Deduction	15,671		
ASSESSED VALUE	499,109		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	499,109		
TOTAL JUST VALUE	514,780		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	501,271		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003232	NEW CONSTR	200,000	06/13/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/0394	1/16/2013	WD	Q	I	02	240,000
GRANTOR: RAVEN YOLANDA						
GRANTEE: SEPTEMBER FIRST PAR						
1237/1630	6/15/2004	WD	Q	I		300,000
GRANTOR: MARSH THOMAS B						
GRANTEE: SHELTON WILLIAM E &						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2001] W14 FSP=[YR=2012] W26 S10 R3 U3 E4 D3 R3 E16 N10 \$ S10 W16 U3 L3 W4 L3 D3 S36 FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 \$N10 W20 \$ E20 S5 E6 S10 R3 D3 E8 R3 U3 N61 \$.											