

LOT 21
IN OR 1591/1943
OCEAN CAY PB 6/166

GRISSOM LIVING TRUST/GRISSOM EDWARD J TRUSTEE
414 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0021-0000



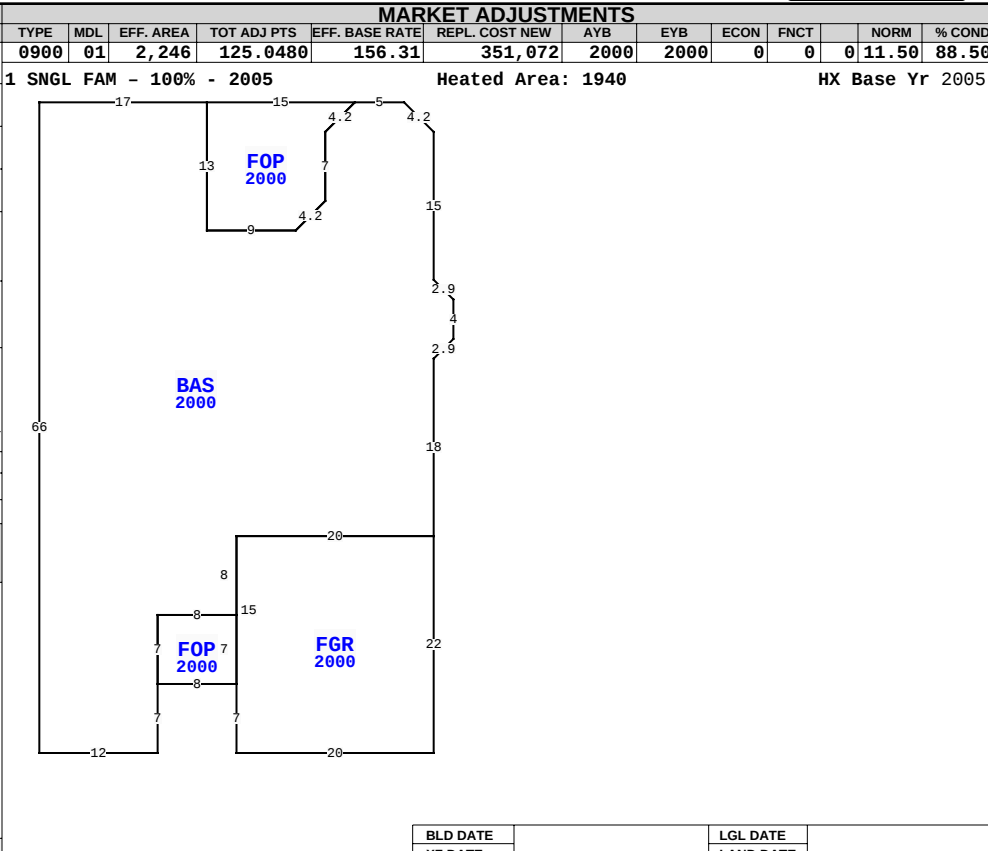
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 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	1,940	100	1,940	268,368
FGR	440	55	242	33,477
FOP	56	30	17	2,351
FOP	156	30	47	6,502
TOTALS	2,592		2,246	310,699

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	10	21	210.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	
6	0910	SCRN RM L	0	100	10	16	160.00	SF	15.00	15.00	
7	0810	CONCRETE A	0	100	24	6	144.00	SF	6.50	6.50	

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	100	0003	R-1	0.00	0.00	1.00	LT	



414 GEORGIA AVE, FERNANDINA BEACH											
TOTAL OB/XF 7,677											

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NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						310,699					
TOTAL MARKET OB/XF VALUE						7,677					
TOTAL LAND VALUE - MARKET						203,500					
TOTAL MARKET VALUE						521,876					
SOH/AGL Deduction						245,404					
ASSESSED VALUE						276,472					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						221,472					
TOTAL JUST VALUE						521,876					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						508,108					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180743	INTERREM	40,000	03/05/2018
20101987	ELEC OTHER	1,500	11/17/2010
20101793	XFOB	30,000	10/18/2010
20090008	GAS	980	01/05/2009
20081515	H/AC	4,000	09/29/2008
20061406	H/AC	4,370	06/20/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1591/1943	11/04/2008	WD	U	I	01	100			
GRANTOR: GRISSOM EDWARD									
GRANTEE: GRISSOM EDWARD J TR									
1213/0240	3/05/2004	WD	Q	I		292,000			
GRANTOR: WISEMAN ANNE MARIE									
GRANTEE: GRISSOM EDWARD									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] L3 U3 W5 FOP=[YR=2000] W15 S13 E9 R3 U3 N7 R3 U3 \$ D3 L3 S7 D3 L3 W9 N13 W17 S66 E12 N7 FOP=[YR=2000] E8 FGR=[YR=2000] S7 E20 N22 W20 S15\$ N7 W8 S7\$ N7 E8 N8 E20 N18 R2 U2 N4 U2 L2 N15\$.											