LOT 23 IN OR 1040/1546
OCEAN CAY PB 6/166

KANE JEFFREY B & RITA A
421 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0023-0000

BUILDING CHARACTERISTICS

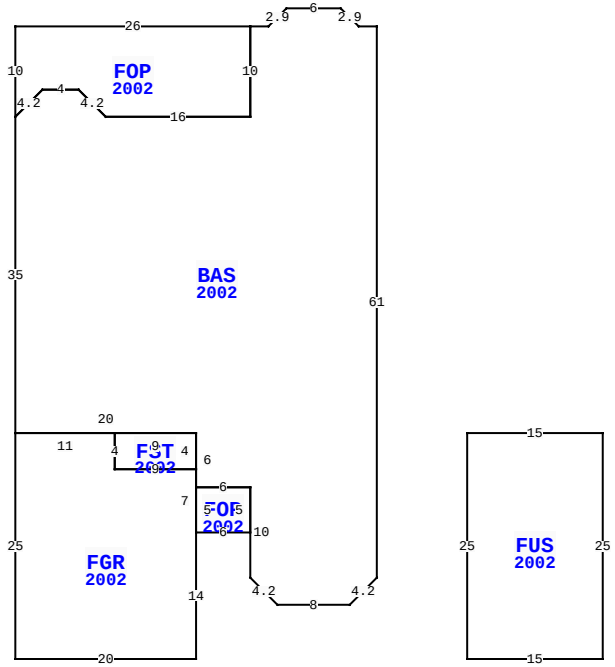
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,870	100	1,870	260,688
FGR	464	55	255	35,549
FOP	30	30	9	1,255
FOP	239	30	72	10,037
FST	36	55	20	2,788
FUS	375	100	375	52,277
TOTALS	3,014		2,601	362,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	124.6080	155.76	405,132	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 2245 HX Base Yr 2003



421 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		362,593
TOTAL MARKET OB/XF VALUE		13,904
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		570,747
SOH/AGL Deduction		260,276
ASSESSED VALUE		310,471
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,471
TOTAL JUST VALUE		570,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020282	XFOB	2,400	02/20/2002
20011723	NEW CONSTR	240,798	07/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1040/1546	2/28/2002	WD	Q	I		241,100

GRANTOR: BEAZER HOMES CORP

GRANTEE: KANE JEFFREY B & RI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 FOP=[YR=2002] W26 S10 R3 U3 E4 D3 R3 E16 N10 $ S10 W16 U3 L3 W4 D3 L3 S35 FGR=[YR=2002] S25 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 $ N7 FST=[YR=2002] N4 W9 S4 E9 $ W9 N4 W11 $ E20 S6 E6 S10 R3 D3 E8 R3 U3 N61 $ PTR= E10S45 FUS=[YR=2002] E15 S25 W15 N25 $N45 W10 $.

EXTRA FEATURES

LN	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	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2002	2002	3	82	304	
3	0810	CONCRETE A	0	100	57	16	912.00	SF	6.50	6.50	100	2002	2002	3	82	4,861	
4	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	82	112	
5	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96	
6	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2002	2002	3	82	93	
7	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00	32.00	100	2012	2012	3	83	5,179	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 13,904

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.05	185,000.00	194,250.00	194,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 194,250 Market: 0 Agricultural: 0 Common: 194,250 PRINTED 08/06/2024 BY SYS