



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	15	HARDTILE 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

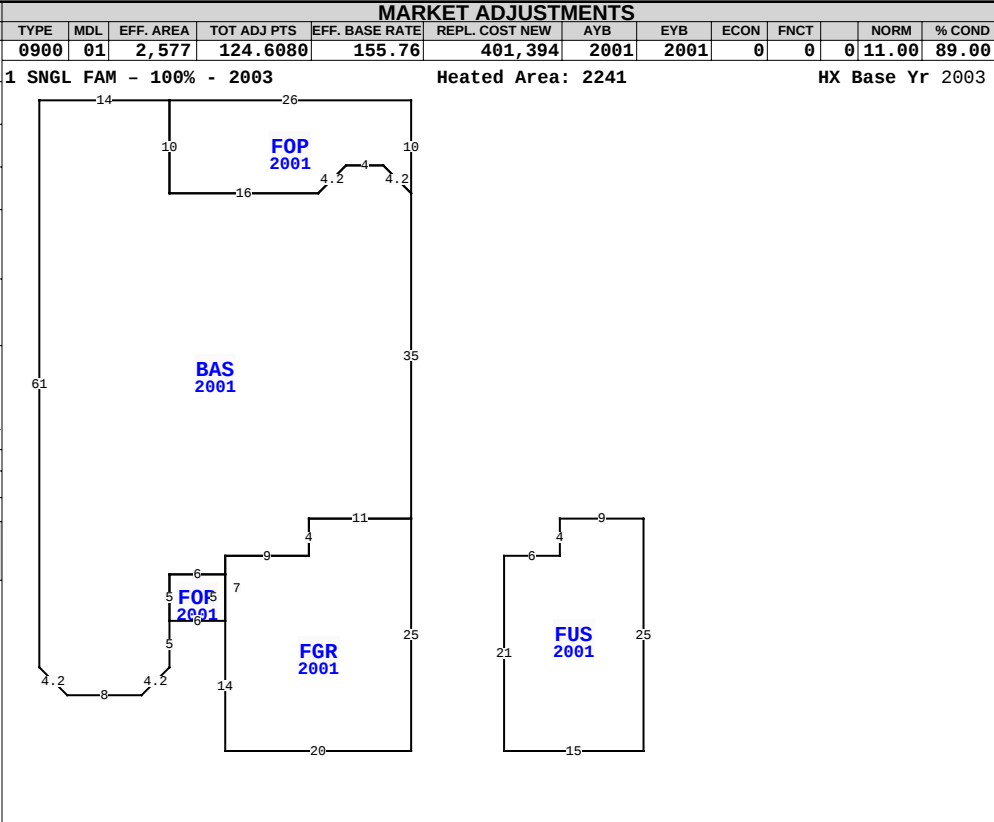
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	262,004
FGR	464	55	255	35,350
FOP	30	30	9	1,248
FOP	239	30	72	9,981
FUS	351	100	351	48,658

TOTALS	2,974	2,577	357,241
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	7	4	28.00	SF	15.00
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50
4	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50
5	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50
6	0861	POOL GUNIT	0	100	0	0	177.00	SF	85.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
9	0845	KOOL DECK	0	100	0	0	232.00	SF	13.27
10	0462	ST/AL FNC	0	100	140	4	564.00	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



417 GEORGIA AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
22,506	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.05	185,000.00	194,250.00	194,250						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			357,241
TOTAL MARKET OB/XF VALUE			22,693
TOTAL LAND VALUE - MARKET			194,250
TOTAL MARKET VALUE			574,184
SOH/AGL Deduction			260,438
ASSESSED VALUE			313,746
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			263,746
TOTAL JUST VALUE			574,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102044	H/AC	6,000	11/30/2010
20081847	GAS	300	12/29/2008
20081704	XFOB	3,600	11/18/2008
20081613	SWIM POOL	29,000	10/24/2008
20081614	OTHER	1,000	10/24/2008
20081615	ELEC OTHER	900	10/24/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1006/1351	9/07/2001	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					SALE PRICE
GRANTEE: MONROE CHARLES S II					246,300

BUILDING NOTES					

BUILDING DIMENSIONS									
FOP=[YR=2001] W26 BAS=[YR=2001] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 \$ N5 W6 S5 \$ N5 E6 N2 E9 N4 E11 N35 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 R3 D3 N10 \$ PTR=E10S49 FUS=[YR=2001] E6 N4 E9 S25 W15 N21 \$N49W10 \$.									

OCEAN CAY PB 6/166

FERNANDINA BEACH, FL 32034

2024

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