LOT 31 IN OR 1012/1390
OCEAN CAY PB 6/166

MCGOWAN JOHN F & HENRIETTA C
405 GEORGIA AVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-152C-0031-0000**

## BUILDING CHARACTERISTICS

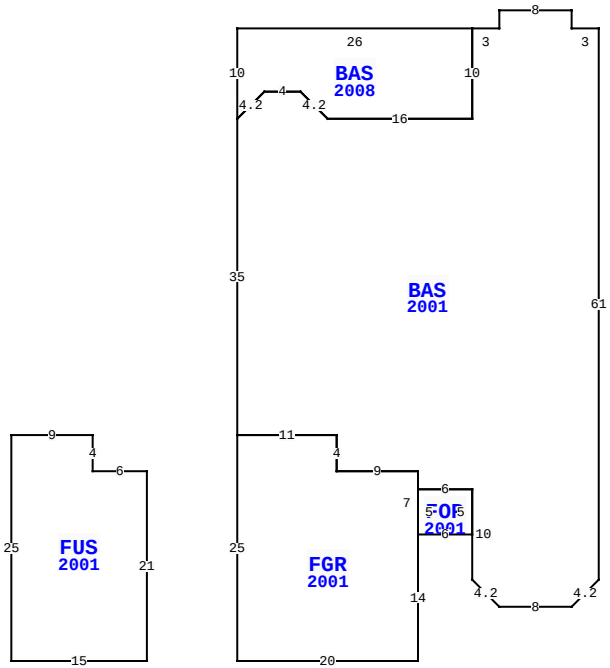
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 1,906 | 100 | 1,906 | 255,265 |
| BAS | 239 | 100 | 239 | 32,009 |
| FGR | 464 | 55 | 255 | 34,151 |
| FOP | 30 | 30 | 9 | 1,205 |
| FUS | 351 | 100 | 351 | 47,008 |
| TOTALS | 2,990 | | 2,760 | 369,639 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,760 | 120.3840 | 150.48 | 415,325 | 2001 | 2001 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2002 Heated Area: 2496 HX Base Yr 2002




405 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 | | 369,639 |
| TOTAL MARKET OB/XF VALUE | | 7,252 |
| TOTAL LAND VALUE - MARKET | | 194,250 |
| TOTAL MARKET VALUE | | 571,141 |
| SOH/AGL Deduction | | 263,758 |
| ASSESSED VALUE | | 307,383 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 252,383 |
| TOTAL JUST VALUE | | 571,141 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 554,782 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20102143 | H/AC | 4,500 | 12/16/2010 |
| 20090872 | XFOB | 2,470 | 07/06/2009 |
| 20080968 | ELEC OTHER | 500 | 06/06/2008 |
| 20080539 | ADDITION | 16,900 | 04/02/2008 |
| 20060532 | OTHER | 3,175 | 03/15/2006 |
| 2003079 | NEW CONSTR | 210,000 | 05/25/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1012/1390 | 10/11/2001 | WD | Q | I | | 240,700 |

GRANTOR: BEAZER HOMES CORP
GRANTEE: MCGOWAN JOHN F & HE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W3 N2 W8 S2 W3 BAS=[YR=2008] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 L3 U3 W4 L3 D3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $ N7 W9 N4 W11 $ E11 S4 E9 S2 E6 S10 R3 D3 E8 R3 U3 N61 $ PTR= W65 S45 FUS=[YR=2001] S25E15N21W6N4W9$ N45E65$.

## 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 | 2001 | 2001 | 3 | 85 | 2,975 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 4 | 80.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 416 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 40 | 16 | 640.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 3,328 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 8 | 4 | 32.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 80 | 205 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 7 | 4 | 28.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 20 | 84 | |
| 6 | 0819 | CONC 12" | 0 | 100 | 6 | 4 | 24.00 | SF | 9.50 | 9.50 | 100 | 2001 | 2001 | 3 | 80 | 182 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 4 | 3 | 12.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 62 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,252

| 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