LOT 33
OCEAN CAY PB 6/166

BAILEY BONNIE
401 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0033-0000

BUILDING CHARACTERISTICS

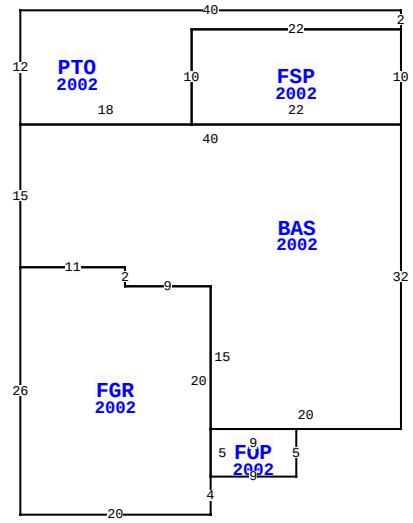
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	

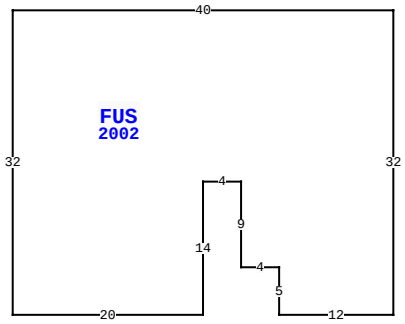
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	958	100	958	134,570
FGR	502	55	276	38,770
FOP	45	30	14	1,966
FSP	220	40	88	12,362
FUS	1,204	100	1,204	169,126
PTO	260	5	13	1,826
TOTALS	3,189		2,553	358,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,553	125.5584	156.95	400,693	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 2162 HX Base Yr 2021





401 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		358,620
TOTAL MARKET OB/XF VALUE		7,274
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		560,144
SOH/AGL Deduction		123,592
ASSESSED VALUE		436,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		386,552
TOTAL JUST VALUE		560,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003078	NEW CONSTR	220,000	08/29/2001
2003078	NEW CONSTR	220,000	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0668	8/10/2020	WD	Q	I	01	425,000
GRANTOR: DIMAANO GILBERT & OF						
GRANTEE: BAILEY BONNIE						
1059/0161	5/31/2002	WD	Q	I		258,200
GRANTOR: BEAZER HOMES CORP						
GRANTEE: DIMAANO GILBERT & O						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W40 S12 BAS=[YR=2002] S15 FGR=[YR=2002] S26 E20 N4 FOP=[YR=2002] E9 N5 W9 S5 $ N20 W9 N2 W11 $ E11 S2 E9 S15 E20 N32 W40 $ E18 FSP=[YR=2002] E22 N10 W22 S10 $ N10 E22 N2 $ PTR= E15 FUS=[YR=2002] E40 S32 W12 N5 W4 N9 W4 S14 W20 N32 $ W15 $.

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	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	2002	2002	3	82	117	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2002	2002	3	82	304	
4	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2002	2002	3	82	3,667	
5	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	82	80	
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 7,274

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 01/03/2019 BY KW Total Acres: 0.00 Total Land Value: 194,250 Market: 0 Agricultural: 0 Common: 194,250 PRINTED 08/06/2024 BY SYS