LOT 34
OCEAN CAY PB 6/166

BRADSHAW DANIEL & CHRISTA
2622 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

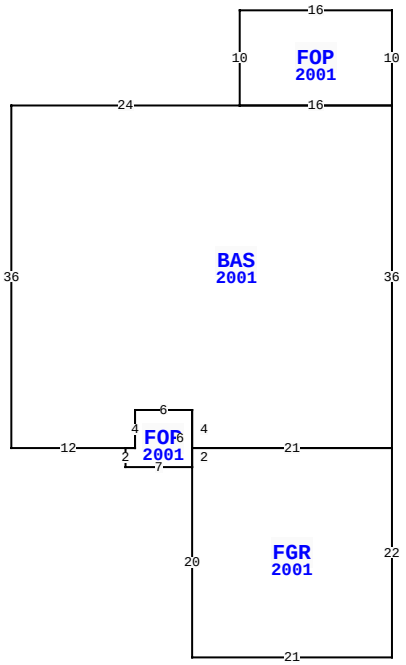
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

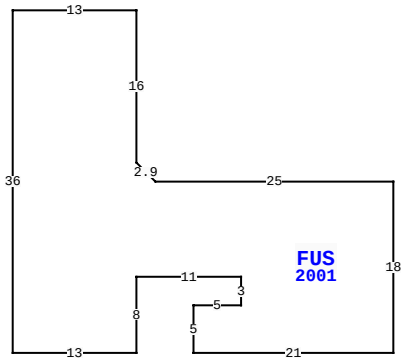
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	196,131
FGR	462	55	254	35,182
FOP	38	30	11	1,524
FOP	160	30	48	6,648
FUS	893	100	893	123,690
TOTALS	2,969		2,622	363,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	124.5024	155.63	408,062	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2024 Heated Area: 2309 HX Base Yr 2024





2622 GEORGIA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		363,175
TOTAL MARKET OB/XF VALUE		6,954
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		564,379
SOH/AGL Deduction		0
ASSESSED VALUE		564,379
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		514,379
TOTAL JUST VALUE		564,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002465	NEW CONSTR	146,682	03/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/911	6/02/2023	WD	Q	I	02	770,000
GRANTOR: AUSTIN DAVID A L/E						
GRANTEE: BRADSHAW DANIEL & C						
2037/1325	4/01/2016	LE	U	I	11	100
GRANTOR: AUSTIN DAVID A						
GRANTEE: BROWN PAMELA S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W16 S10 BAS=[YR=2001] W24 S36 E12
FOP=[YR=2001] S2 E7 FGR=[YR=2001] S20 E21 N22 W21 S2 $ N6 W6 S4 W1 $ E1 N4 E6 S4 E21 N36 W16 $ E16 N10 $ PTR= E15
FUS=[YR=2001] E13 S16 R2 D2 E25S18 W21 N5 E5 N3 W11 S8 W13 N36 $ W15 $.

EXTRA FEATURES

L N	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	30	4	120.00	SF	6.50	6.50	100	2001	2001	3	80	624	
3	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2001	2001	3	80	3,162	
4	1242	WD DECK A	0	100	4	7	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
5	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2001	2001	3	80	109	

LAND DESCRIPTION

TOTAL OB/XF 6,954

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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