

N 28FT OF LOT 1
IN OR 2394/1372
OCEAN HILLS PBK 5/372

LICHTSTEIN JASON S & SUSAN S
PO BOX 593
AVONDALE ESTATES, GA 30002-9998

2024

00-00-31-155H-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	169	15	25	2,970
BAS	580	100	580	68,888
DCK	42	10	4	475
FGR	299	55	164	19,478
FOP	28	30	8	950
FUS	950	100	950	112,833
USP	156	30	47	5,583
TOTALS	2,224		1,778	211,177

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	591.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	
4	0810	CONCRETE A	0	0	2	14	28.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-2	28.00	130.00	28.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,778	135.8900	129.10	229,540	1996	2006	0	0	8.00	92.00
1 TOWNHOUSE - 0% - 0 Heated Area: 1530 HX Base Yr											

2256 1ST AVE A, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										211,177	
TOTAL MARKET OB/XF VALUE										3,666	
TOTAL LAND VALUE - MARKET										189,000	
TOTAL MARKET VALUE										403,843	
SOH/AGL Deduction										1,080	
ASSESSED VALUE										402,763	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										402,763	
TOTAL JUST VALUE										403,843	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										384,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011586	OTHER	3,000	07/12/2001
B969666	NEW CONSTR	136,360	03/13/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2394/1372	9/22/2020	WD	Q	I	01	355,000	
GRANTOR:FRASER ROGER D							
GRANTEE:LICHTSTEIN JASON S							
1938/0608	9/16/2014	QC	U	I	11	79,500	
GRANTOR:STRICKLAND ANN R							
GRANTEE:ROBAS VICTORIA B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W7 USP=[YR=2012] N13 W12 S13 E12\$ W13 S29 E7 FGR=[YR=1996] S23 E13 N23 W13\$ E13 N29\$ PTR=E15 BAL=[YR=2012] E13 S13 FUS=[YR=1996] E7 S50 W3 S2 W10 N2 DCK=[YR=2012] W7 N6 FOP=[YR=1996] N4 E7 S4 W7\$ E7 S6\$ N10 W7 N40E13\$ W13 N13\$ W15\$.											

TOTAL OB/XF											
3,666											