



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,623	100	1993	2,623	351,747
FGR	601	55	1993	331	44,388
FOP	42	30	1993	13	1,743
FOP	195	30	1993	58	7,778
FST	25	55	1993	14	1,877

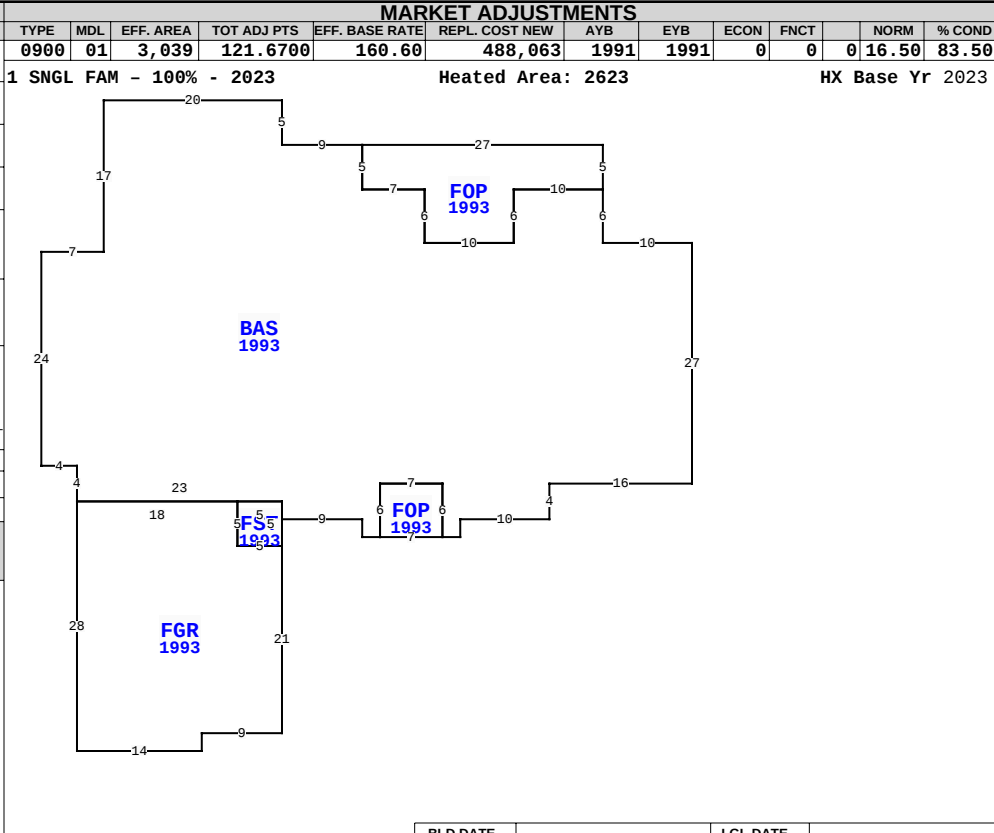
TOTALS	3,486			3,039	407,533
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,441	
3	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	2003	2003	3	29	9,959	
4	0845	KOOL DECK	0	100	0	0	775.00	SF	7.25	7.25	100	2003	2003	3	82	4,607	
5	0910	SCRN RM L	0	100	0	0	1,152.00	SF	15.00	15.00	100	2003	2003	3	20	3,456	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



2205 ASHLEY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	21,823
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		407,533
TOTAL MARKET OB/XF VALUE		21,823
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		704,356
SOH/AGL Deduction		263,789
ASSESSED VALUE		440,567
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		384,845
TOTAL JUST VALUE		704,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311033	XFOB	9,500	04/01/2003
7327	NEW CONSTR	89,487	06/19/1991

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1365	2/03/2021	PR	U	I	19	529,000

SALES DATA						
GRANTOR: GURLEY RONALD AS PR F						
GRANTEE: HUBEN JEFFREY P & A						
1081/0656	9/18/2002	WD	Q	I		322,500
GRANTOR: TURNER THOMAS W						
GRANTEE: GURLEY LENA M						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 FOP=[YR=1993] N5 W27 S5 E7 S6 E10 N6 E10\$ W10 S6 W10 N6 W7 N5 W9 N5 W20 S17 W7 S24 E4 S4 FGR=[YR=1993] S28 E14 N2 E9 N21 FST=[YR=1993] N5 W5 S5 E5\$ W5 N5 W18\$ E23 S2 E9 S2 E2 FOP=[YR=1993] E7 N6 W7 S6\$ N6 E7 S6 E2 N2 E10 N4 E16 N27\$.