LOT 14
GURNIE OAKS SUB PB 5/2

COLLINS ANDREW A
1202 WILKES WAY
MARIETTA, GA 30064

2025

00-00-30-0280-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

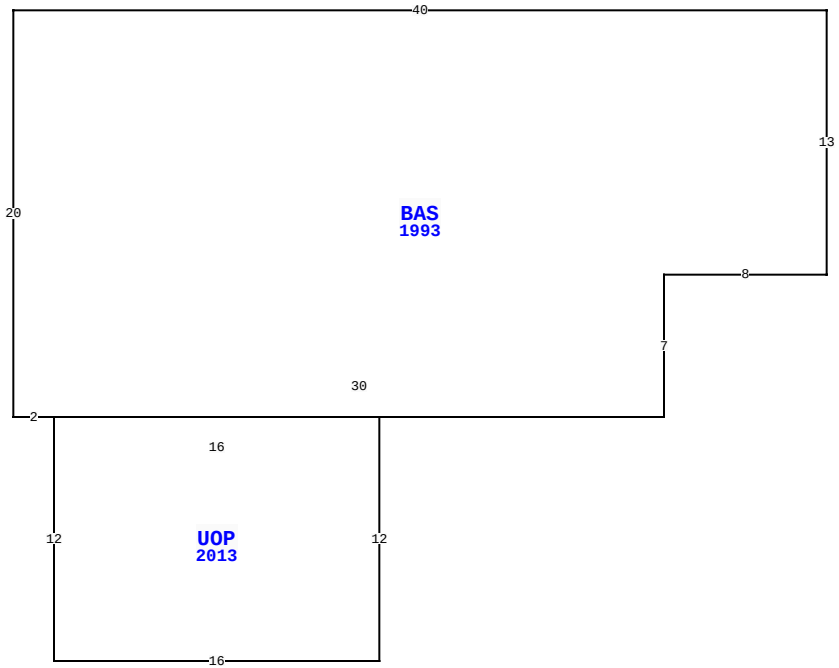
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	16,070
UOP	192	20	2013	38	821
TOTALS	936			782	16,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	782	72.0000	72.00	56,304	1968	1968	0	0	30	48.00	30.00

2 SINGLE FAM – 0% - 0 Heated Area: 744 HX Base Yr



1532 AVERY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	16,891
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	116,891
SOH/AGL Deduction	36,014
ASSESSED VALUE	80,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,877
TOTAL JUST VALUE	116,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24989	REMODEL	2,700	08/01/2011
B24264	REMODEL	2,000	01/01/2011
B9602873	REPAIR/RRF	0	04/01/1996
B9602873	CHNGE SRVC	0	12/01/1995
E952289	CHNGE SRVC	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1769	3/03/2010	WD	U	V	11	100
GRANTOR: SIMON VINCENT F						
GRANTEE: COLLINS ANDREW A						
1627/1872	7/02/2009	WD	Q	I	05	55,000
GRANTOR: STEWART-AMOS FRANKIE						
GRANTEE: SIMON VINCENT F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20E2 UOP=[YR=2013] S12 E16 N12 W16 $ E30 N7 E8 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-	2100.00	59.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS