BLK 27 LOT 3
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK O/57

WALTERS GEORGE A III/WALTERS GAY M ET AL
1805 REDWOOD AVE
MELBOURNE BEACH, FL 32951-2439

2025

00-00-31-1041-0027-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

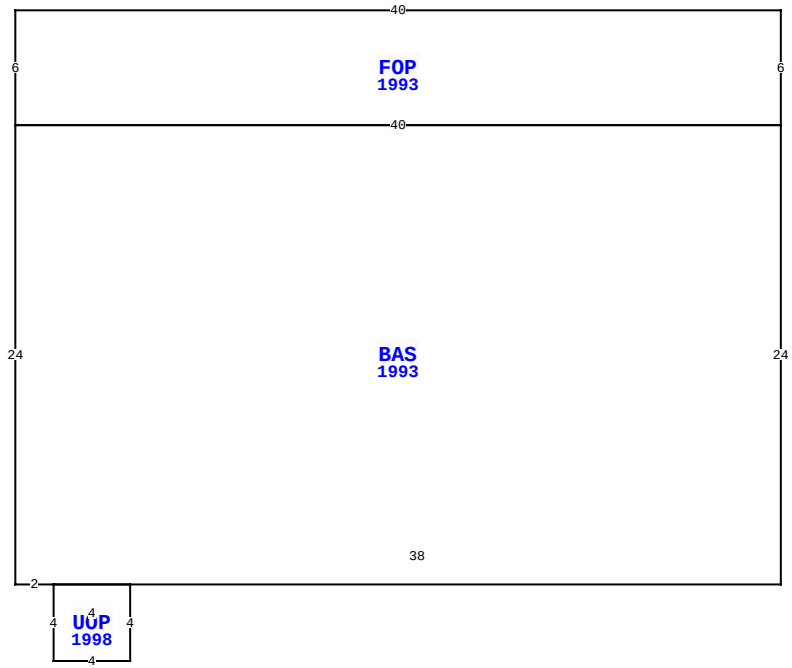
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	156,415
FOP	240	30	1993	72	11,731
UOP	16	20	1998	3	488
TOTALS	1,216			1,035	168,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,035	122.0400	192.82	199,569	1977	1990	0	0	0	15.50	84.50

1 SFR CUST – 0% - 0 Heated Area: 960 HX Base Yr



896 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,636
TOTAL MARKET OB/XF VALUE	2,583
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,121,219
SOH/AGL Deduction	155,987
ASSESSED VALUE	965,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	965,232
TOTAL JUST VALUE	1,121,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	988,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183893	HARDIBRD	19,686	11/15/2018
20061936	H/AC	2,400	08/18/2006
990914	ELEC OTHER	500	07/23/1999
7422	REPAIR/RRF	2,200	11/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2741/1754	9/12/2024	QC	U	I	11	100
GRANTOR: NAZWORTH GEORGE						
GRANTEE: WALTERS GEORGE A II						
2731/410	8/02/2024	PR	U	I	19	100
GRANTOR: NAZWORTH GEORGE AS PR						
GRANTEE: NAZWORTH GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W40 S6 BAS=[YR=1993] S24 E2 UOP=[YR=1998] S4 E4 N4 W4 $ E38 N24 W40 $ E40 N6 $.

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	0810	CONCRETE A	0	0	0	0	742.00	SF	6.50	6.50	100	1977	1977	3	27	1,302	
2	1241	WD DECK G	0	0	4	14	56.00	UT	11.50	11.50	100	1977	1977	3	20	129	
3	1241	WD DECK G	0	0	3	13	39.00	UT	11.50	11.50	100	1977	1977	3	20	90	
4	1241	WD DECK G	0	0	6	7	42.00	UT	14.38	14.38	100	1977	1977	3	20	121	
5	0820	WOOD WALK	0	0	5	31	155.00	SF	11.75	11.75	100	1993	1993	3	40	729	
6	0820	WOOD WALK	0	0	3	15	45.00	SF	11.75	11.75	100	1993	1993	3	40	212	

LAND DESCRIPTION

TOTAL OB/XF 2,583

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS