BLOCK 2 S1/2 OF LOT 5 (S-1)
BUCKS FDNA BEACH #2 PB 3/17

ROZIER ROBERT DEREK/COLEY WILL HENRY
1126 BEAR BRANCH ROAD
JESUP, GA 31545

2025

00-00-31-114B-0002-0051

BUILDING CHARACTERISTICS

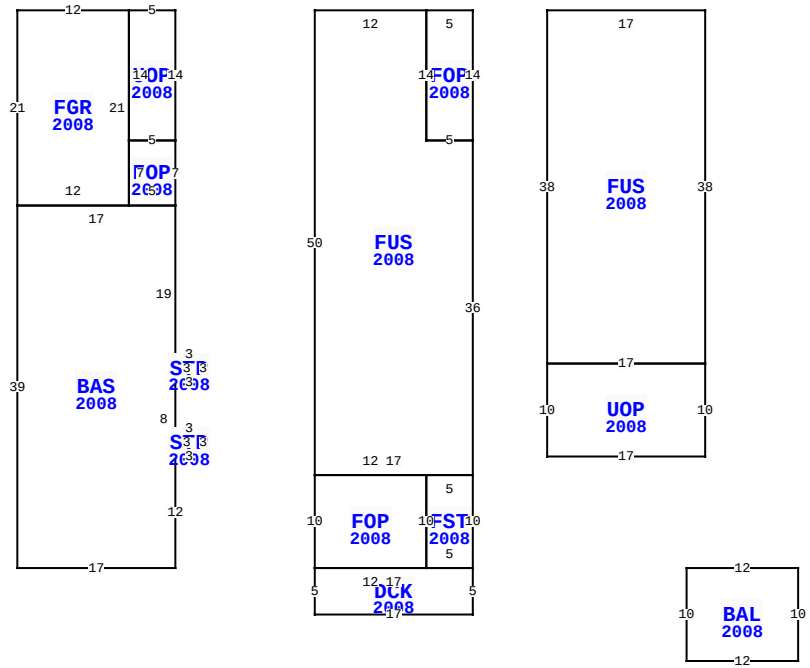
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	2008	18	2,914
BAS	663	100	2008	663	107,333
DCK	85	10	2008	8	1,295
FGR	252	55	2008	139	22,503
FOP	35	30	2008	10	1,619
FOP	70	30	2008	21	3,399
FOP	120	30	2008	36	5,828
FST	50	55	2008	28	4,533
FUS	646	100	2008	646	104,581
FUS	780	100	2008	780	126,274
TOTALS	3,079			2,399	388,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,399	175.2975	175.30	420,545	2008	2008	0	0	0	7.65	92.35

1 TOWNHOUSE – 0% - 2025 Heated Area: 2089 HX Base Yr



** This building has 14 Sub-Areas

2724 1ST AV B, FERNANDINA BEACH

BLD DATE	03/26/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2025 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	388,373
TOTAL MARKET OB/XF VALUE	4,320
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	542,693
SOH/AGL Deduction	0
ASSESSED VALUE	542,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,693
TOTAL JUST VALUE	542,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1378	2/23/2024	WD	Q	I	01	625,000
GRANTOR: DEANGELIS DOUGLAS B						
GRANTEE: ROZIER ROBERT DEREK						
2156/0908	11/03/2017	QC	U	I	11	100
GRANTOR: DEANGELIS DOUGLAS B						
GRANTEE: DEANGELIS KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W5 FGR=[YR=2008] W12 S21 BAS=[YR=2008] S39 E17 N12 STP=[YR=2008] E3N3W3S3$ N8 STP=[YR=2008] E3N3W3S3 $ N19 FOP=[YR=2008] N7W5S7E5$ W17$ E12 N21$ S14 E5 N14$ PTR=E15 FUS=[YR=2008] E12 FOP=[YR=2008] E5 S14 W5 N14$ S14 E5 S36 FST=[YR=2008] S10 DCK=[YR=2008] S5 W17 N5 FOP=[YR=2008] N10 E12 S10 W12$ E17$ W5N10E5$ W17 N50$ W15$ PTR=E40 FUS=[YR=2008] E17 S38 UOP=[YR=2008] S10 W17 N10 E17$ W17 N38$ W40$ PTR=E55 S60 BAL=[YR=2008] E12 S10 W12 N10$ N60 W55$.

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	284.00	SF	6.50	6.50	100	2008	2008	3	88	1,624	
2	1126	CB/STC 8"	0	0	0	0	383.00	SF	8.00	8.00	100	2008	2008	3	88	2,696	

LAND DESCRIPTION

TOTAL OB/XF 4,320

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		R-2	25.00	115.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS