

BLOCK 6 LOT 9
IN OR 1154/996
BUCKS FDNA BEACH 2 PB 3/17

TOTT JUDITH V
405 PATTON DR
AMERICUS, GA 31709

2025

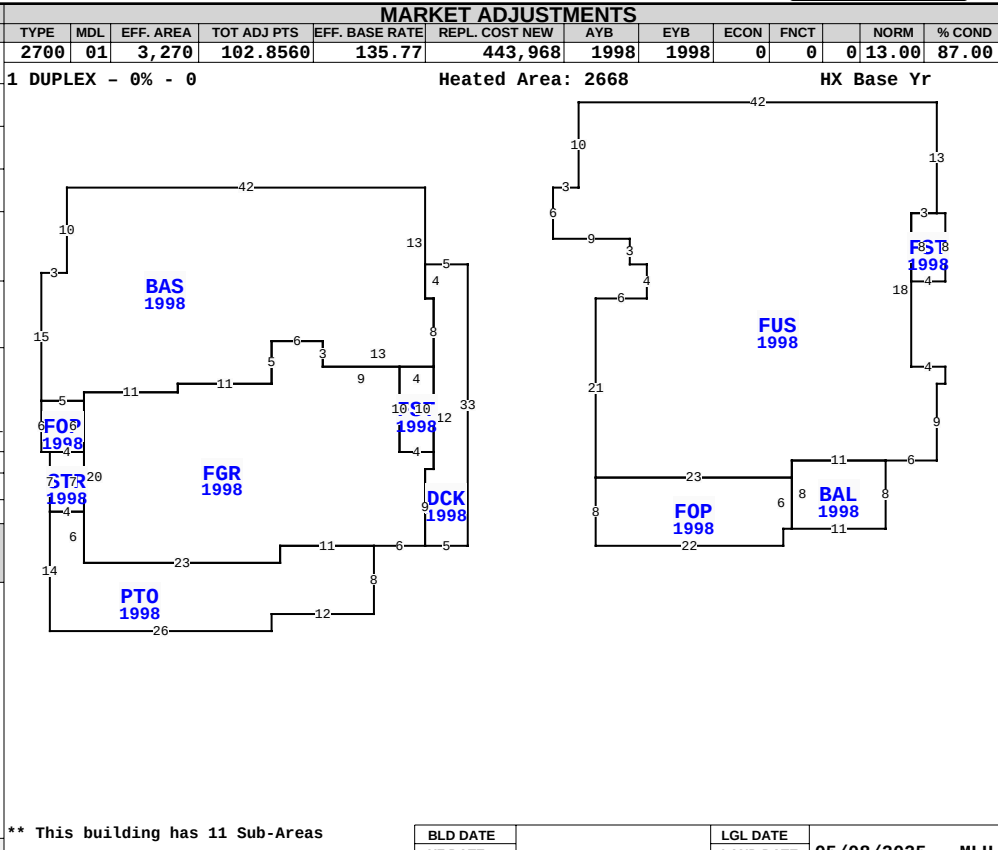
00-00-31-114B-0006-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	88	15	1998	13	1,536
BAS	980	100	1998	980	115,758
DCK	145	10	1998	14	1,654
FGR	821	55	1998	452	53,390
FOP	30	30	1998	9	1,063
FOP	182	30	1998	55	6,496
FST	32	55	1998	18	2,126
FST	40	55	1998	22	2,599
FUS	1,688	100	1998	1,688	199,387
PTO	326	5	1998	16	1,890
TOTALS	4,360			3,270	386,252



2357 1ST AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	0	2,004.00	SF	6.50	6.50
2	1242	WD DECK A	0	0	0	0	134.00	SF	10.00	10.00
3	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1998	1998	3	73	9,509	
100	1998	1998	3	20	268	
100	1998	1998	3	20	48	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000800	C	MULTI-FAMILY	0		R-2	60.00	115.00	60.00	FF

TOTAL OB/XF										
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	6,000.00	6,000.00	360,000							

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		386,252	
TOTAL MARKET OB/XF VALUE		9,825	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		756,077	
SOH/AGL Deduction		239,991	
ASSESSED VALUE		516,086	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		516,086	
TOTAL JUST VALUE		756,077	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		647,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983485	NEW CONSTR	142,000	04/06/1998
B983460	NEW CONSTR	142,000	03/31/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1154/0996	7/17/2003	WD Q	Q	I	01	100
GRANTOR: TOTT G CARL & JUDITH						
GRANTEE: TOTT JUDITH V						
1154/0976	7/17/2003	WD Q	Q	I	01	100
GRANTOR: TOTT JUDITH V						
GRANTEE: TOTT G CARL & JUDIT						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1998] W42 S10 W3 S15 FOP=[YR=1998] S6 E1										
STR=[YR=1998] S7 PTO=[YR=1998] S14 E26 N2 E12 N8										
FGR=[YR=1998] E6 DCK=[YR=1998] E5 N33 W5 S4 E1										
S8FST=[YR=1998] W4 S10 E4 N10 S12 W1 S9 S9 E1 N2 W4 N10										
W9 N3 W6 S5 W11 S1 W11 S20 E23 N2 E11 S W11 S2 W23 N6 W4 S E4										
N7 W4 S E4 N6 W5 S E5 N1 E11 N1 E11 N5 E6 S3 E13 N8 W1 N13 S										
PTR= E15 FUS=[YR=1998] E3 N10 E42 S13 FST=[YR=1998] W3 S8 E4										
N8 W1 S W3 S18 E4 S2 W1 S9 W6 BAL=[YR=1998] S8 W11										
FOP=[YR=1998] W1 S2 W22 N8 E23 S6 S N8 E11 S W11 S2 W23 N21										
E6 N4 W2 N3 W9 N6 S W15 S .										