

BLOCK 1 LOT 6
IN OR 1067/1006
EGAN MEADOWS 1 PB 3/45

GRAVES JAMES A TRUST/GRAVES JAMES A TRUSTEE
C/O DORA G PITTMAN, 37 N 14TH PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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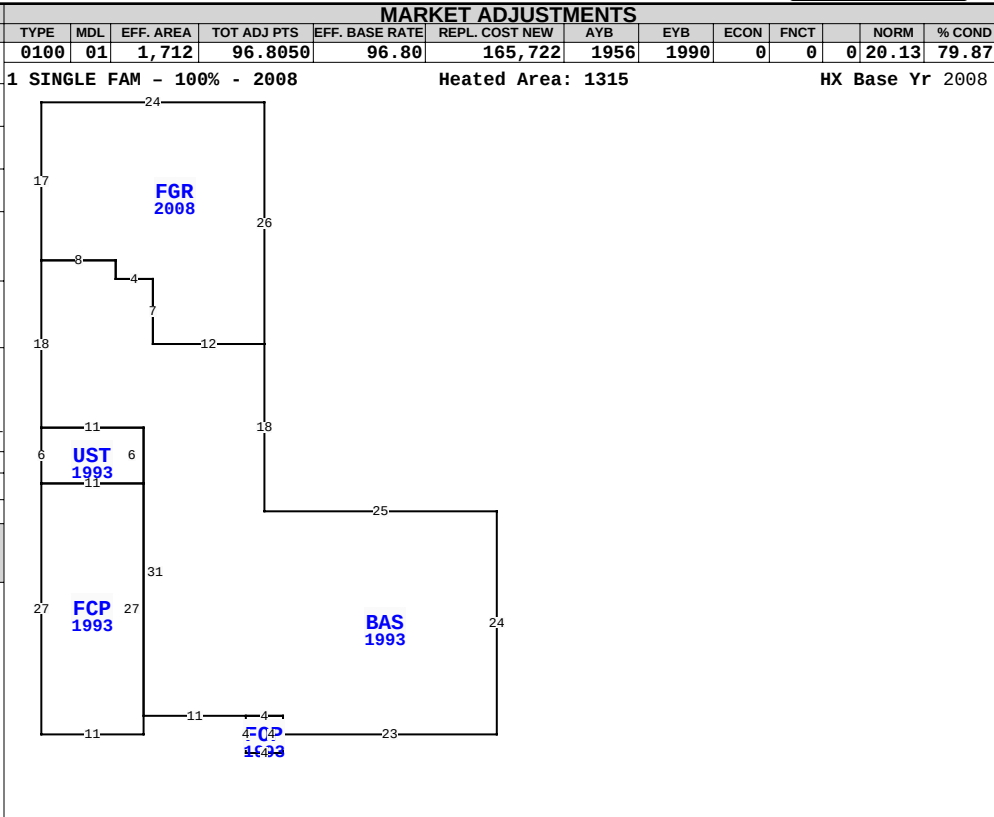
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,315	100	1993	1,315	101,668
FCP	297	25	1993	74	5,721
FGR	524	55	2008	288	22,266
FOP	16	30	1993	5	387
UST	66	45	1993	30	2,319

TOTALS	2,218			1,712	132,362
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	52	7	364.00	SF	6.50
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	567.00	SF	6.50
5	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50
6	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	71.00	180.00	1.00



BLD DATE	07/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
7,208									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	52	7	364.00	SF	6.50
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	567.00	SF	6.50
5	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50
6	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		132,362	
TOTAL MARKET OB/XF VALUE		7,208	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		319,570	
SOH/AGL Deduction		242,600	
ASSESSED VALUE		76,970	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		26,248	
TOTAL JUST VALUE		319,570	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110399	H/AC	6,500	03/21/2011
20053145	REPAIR/RRF	5,000	12/09/2005
983918	XFOB	800	06/19/1998
6487B	ADDITION	4,000	04/15/1991
1005	H/AC	2,000	12/22/1988
4776	REPAIR/RRF	4,500	04/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1067/1006	7/10/2002	WD	Q	I	01	100	
GRANTOR: GRAVES JAMES A							
GRANTEE: GRAVES JAMES A TRUS							
0540/1226	4/14/1988	WD	U	I		11,000	
GRANTOR: WALKER RONALD & JUDY							
GRANTEE: GRAVES JAMES A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 N18 FGR=[YR=2008] N26 W24 S17 E8 S2 E4 S7 E12 \$ W12 N7 W4 N2 W8 S18 UST=[YR=1993] S6 FCP=[YR=1993] S27 E11 N27 W11 \$ E11 N6 W11 \$ E11 S31 E11 FOP=[YR=1993] S4 E4 N4 W4 \$ E4 S2 E23 N24 \$.									