PT LOT 66 OF GEORGIA'S FDNA
BCH PBK 2/35 & PT OF LOT 41 OF
FERREIRA R/P OF FDNA BCH

WOODARD DAVY & DEBRA
611 MEMORIAL DR
WAYCROSS, GA 31501

2025

00-00-31-134A-0066-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

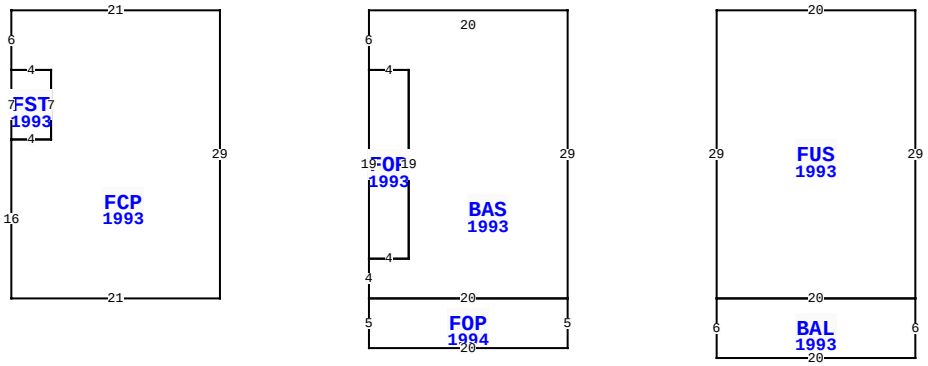
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	1993	18	3,602
BAS	504	100	1993	504	100,852
FCP	581	25	1993	145	29,015
FOP	76	30	1993	23	4,602
FOP	100	30	1994	30	6,003
FST	28	55	1993	15	3,002
FUS	580	100	1993	580	116,060
TOTALS	1,989			1,315	263,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,315	234.0395	234.04	307,763	1983	1995	0	0	0	14.50	85.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1084 HX Base Yr



931 OCEAN AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,137
TOTAL MARKET OB/XF VALUE	7,032
TOTAL LAND VALUE - MARKET	712,500
TOTAL MARKET VALUE	982,669
SOH/AGL Deduction	330,983
ASSESSED VALUE	651,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	651,686
TOTAL JUST VALUE	982,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	858,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121469	METAL ROOF	2,000	07/23/2012
20110054	REPAIRS	1,200	01/11/2011
20021729	HURRICANE SHUTTER	9,000	10/07/2002
20012554	CONCRETE DRIVE	1,000	11/26/2001
20012135	H/AC	1,000	09/28/2001
20011987	REPAIRS	30,000	09/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/1044	6/29/2000	WD	Q	I		140,000

GRANTOR: HOWARD DAVID & CHERI
GRANTEE: WOODARD DAVY & DEBR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S6 FOP=[YR=1993] S19 E4 N19 W4$ E4 S19 W4 S4 FOP=[YR=1994] S5 E20 N5 W20$ E20 N29$ PTR= E15 FUS=[YR=1993] E20 S29 BAL=[YR=1993] S6 W20 N6 E20$ W20 N29$ W15$ PTR= W35 FCP=[YR=1993] W21 S6 FST=[YR=1993] S7 E4 N7 W4$ E4 S7 W4 S16 E21 N29 $ E35$.

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	423.00	SF	6.50	6.50	100	2003	2003	3	82	2,255	
2	0476	VF 6 SBPL	0	0	0	0	69.00	LF	32.00	32.00	100	2003	2003	3	58	1,281	
3	0961	H-SHUTTERS	0	0	0	0	2.00	UT	1,840.00	1,840.00	100	2003	2003	3	95	3,496	

LAND DESCRIPTION

TOTAL OB/XF 7,032

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	0002	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	19,000.00	28,500.00	712,500							

REVIEW DATE 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 712,500 Market: 0 Agricultural: 0 Common: 712,500 PRINTED 07/30/2025 BY SYS