LOT 74
IN OR 830/59
GA FDNA BEACH SUB PB 2/35

HOGAN JAMES DON
1111 OCEAN BLVD
ST SIMONS ISLAND, GA 31522

2025

00-00-31-134A-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

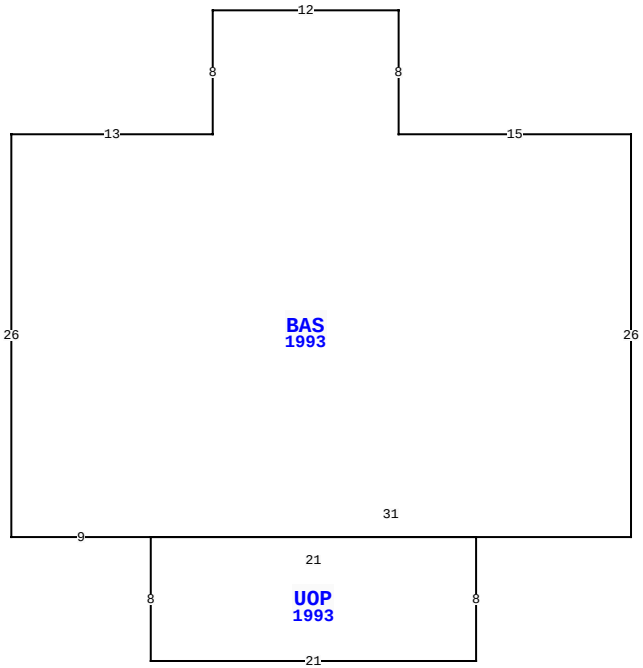
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1993	1,136	181,278
UOP	168	20	1993	34	5,426
TOTALS	1,304			1,170	186,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,170	123.5430	195.20	228,384	1940	1980	0	0	0	18.25	81.75

1 SFR CUST – 0% - 0 Heated Area: 1136 HX Base Yr



833 OCEAN AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,704
TOTAL MARKET OB/XF VALUE	1,101
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,137,805
SOH/AGL Deduction	292,887
ASSESSED VALUE	844,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	844,918
TOTAL JUST VALUE	1,137,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	978,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983442	REPAIR/RRF	1,440	03/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/0059	4/16/1998	DG	Q	I	06	100
GRANTOR: HOGAN ELIZABETH C						
GRANTEE: HOGAN JAMES DON						
0401/0444	10/01/1983	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N8 W12 S8 W13 S26 E9 UOP=[YR=1993] S8 E21 N8 W21$ E31 N26$.

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	1241	WD DECK G	0	0	8	4	32.00	UT	11.50	11.50	100	2003	2003	3	30	110	
2	1241	WD DECK G	0	0	8	13	104.00	UT	14.38	14.38	100	2003	2003	3	30	449	
3	0820	WOOD WALK	0	0	29	3	87.00	SF	11.75	11.75	100	2003	2003	3	40	409	
4	1242	WD DECK A	0	0	4	4	16.00	SF	11.50	11.50	100	2003	2003	3	20	37	
5	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100	2003	2003	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 1,101

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	50.00	100.00	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