LOT 79 PT
IN OR 2728/1641
GA'S FDNA BCH #1 PB 2/35

THE GAS BEACH RETREAT LLC
6542 DOUGLAS HIGHWAY
MILLWOOD, GA 31552

2025

00-00-31-134A-0079-0000

BUILDING CHARACTERISTICS

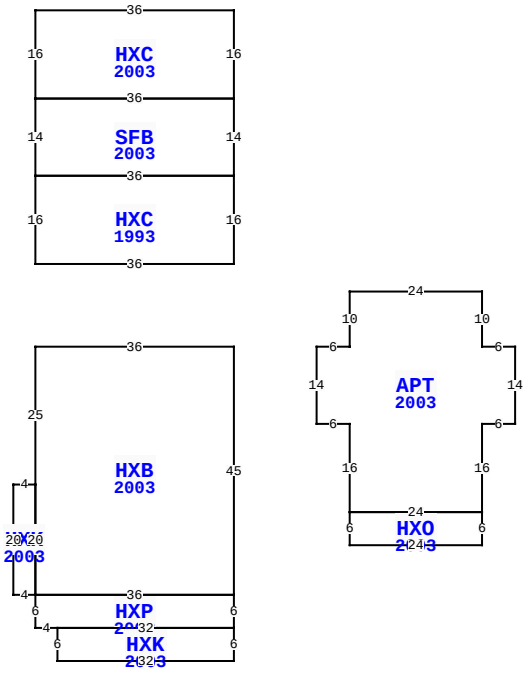
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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
APT	1,128	100	2003	1,128	163,742
HXB	1,620	100	2003	1,620	235,161
HXC	576	25	1993	144	20,903
HXC	576	25	2003	144	20,903
HXK	80	10	2003	8	1,161
HXK	192	10	2003	19	2,759
HXO	144	5	2003	7	1,016
HXP	216	30	2003	65	9,436
SFB	504	80	2003	403	58,500
TOTALS	5,036			3,538	513,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,538	122.1885	161.29	570,644	2003	2003	0	0	0	10.00	90.00

1 DUPLEX – 0% - 2025 Heated Area: 3151 HX Base Yr



BLD DATE	03/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2025 MLU
INC DATE			AG DATE	

821 OCEAN AVE U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	513,580
TOTAL MARKET OB/XF VALUE	1,847
TOTAL LAND VALUE - MARKET	1,203,175
TOTAL MARKET VALUE	1,718,602
SOH/AGL Deduction	0
ASSESSED VALUE	1,718,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,718,602
TOTAL JUST VALUE	1,718,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,504,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032557	H/AC	7,000	02/21/2003
20032482	NEW CONSTR	12,500	02/07/2003
20022102	NEW CONSTR	4,000	12/09/2002
20021871	NEW CONSTR	250,000	10/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1641	7/22/2024	SW	U	I	11	100
GRANTOR: GILLIS EUGENE D & NOR						
GRANTEE: THE GAS BEACH RETRE						
0916/1884	1/26/2000	PR	U	V	07	100
GRANTOR: GILLIS JAMES CONWAY P						
GRANTEE: GILLIS NORMA & EUGE						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2003] W36 S25 HXK=[YR=2003] W4 S20 E4 HXP=[YR=2003] S6 E4 HXK=[YR=2003] S6 E32 N6 W32 $ E32 N6 W36 $ N20 $ S20 E36 N45$ PTR= E15 APT=[YR=2003] E6 N10 E24 S10 E6 S14 W6 S16 HXO=[YR=2003] S6 W24 N6 E24 $ W24 N16 W6 N14 $ W15$ PTR= N15 HXC=[YR=1993] N16 SFB=[YR=2003] N14 HXC=[YR=2003] N16 W36 S16 E36$ W36 S14 E36 $ W36 S16 E36$ S15$.

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	288.00	SF	6.50	6.50	100	2003	2003	3	82	1,535	
2	1241	WD DECK G	0	0	18	4	72.00	UT	11.50	11.50	100	2003	2003	3	30	248	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2003	2003	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 1,847

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	000800	C	MULTI-FAMILY	0	0002	R-2	75.00	100.00	74.50	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,203,175							

REVIEW DATE 09/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,203,175 Market: 0 Agricultural: 0 Common: 1,203,175 PRINTED 07/30/2025 BY SYS