

LOT 87 IN OR 665/1833
GA FDNA BEACH SUB
PB 2/35

TURFLER DAVID LEE & LUANA LEE
P O BOX 770
HAZELHURST, GA 31539

2025

00-00-31-134A-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	121	15	2010	18	3,289
BAL	139	15	2010	21	3,837
BAS	65	100	2010	65	11,875
FGR	963	55	2010	530	96,828
FOP	275	30	2010	82	14,981
FOP	316	30	2010	95	17,356
FUS	1,093	100	2010	1,093	199,686
FUS	1,470	100	2010	1,470	268,562
STR	32	10	2010	3	548
UOP	275	20	2010	55	10,048
TOTALS	4,749			3,432	627,010

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	3.00	UT	3,500.00
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
3	0920	CWALL-WD/M	0	0	0	0	92.00	LF	390.00
4	0810	CONCRETE A	0	0	0	0	615.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,432	123.8688	195.71	671,677	2010	2010	0	0	0	6.65	93.35
1 SFR CUST - 0% - 0												
Heated Area: 2628 HX Base Yr												

723 OCEAN AVE, FERNANDINA BEACH	BLD DATE 03/24/2015	KK	LGL DATE	
	XF DATE		LAND DATE	04/24/2025
	INC DATE		AG DATE	MLU

L N	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	0500	FP-PRE FAB	0	0	0	0	3.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	9,765	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400	
3	0920	CWALL-WD/M	0	0	0	0	92.00	LF	390.00	390.00	100	2010	2010	3	40	14,352	
4	0810	CONCRETE A	0	0	0	0	615.00	SF	6.50	6.50	100	2010	2010	3	90	3,598	

LAND DESCRIPTION										TOTAL OB/XF										28,115	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000120	C	RES OCEAN	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,211,250				
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		627,010	
TOTAL MARKET OB/XF VALUE		28,115	
TOTAL LAND VALUE - MARKET		1,211,250	
TOTAL MARKET VALUE		1,866,375	
SOH/AGL Deduction		397,156	
ASSESSED VALUE		1,469,219	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,469,219	
TOTAL JUST VALUE		1,866,375	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,648,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100568	GAS	995	04/07/2010
20091776	NEW CONSTR	460,000	12/30/2009
20091777	REPAIR/RRF	10,000	12/30/2009
20003381	REPAIR/RRF	500	06/28/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0665/1833	9/01/1992	WD	U	I		125,000	
GRANTOR: LEWIS KYLE & PAT							
GRANTEE: TURFLER DAVID & L							
0526/0085	9/08/1987	WD	Q	I		96,000	
GRANTOR: CLARK HUBERT L &							
GRANTEE: LEWIS KYLE E &							

BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2010] W24 BAL=[YR=2010] NSW27S6 STR=[YR=2010] S8E4 FOP=[YR=2010] S29 BAL=[YR=2010] S11E11 UOP=[YR=2010] E25N11 W25S11\$ N11W11\$ E11N21W6N17W5 S9\$ N8W4\$ E4N1E23\$ W18 S17E6 S21E36N38\$ PTR=W60 FGR=[YR=2010] W31 S13E6S25E20 BAS=[YR=2010] E5N13W5 S13\$ N13E5N25\$ E60\$ PTR=N65 FUS=[YR=2010] W36 S38 FOP=[YR=2010] S11E25 N11W25\$ E25N25E11N13\$ S65\$.									