

LOT 88
IN OR 1447/160 & 169
GA FDNA BEACH SUB PB 2/35

JC & GC INVESTMENTS LLLP
1307 MURRAY DR
JACKSONVILLE, FL 32205

2025

00-00-31-134A-0088-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	2,052	100	1998	2,052	210,212
FCP	1,320	25	1998	330	33,806
FOP	60	30	1998	18	1,844
FOP	112	30	1998	34	3,483
FOP	120	30	1998	36	3,688
FSP	280	40	1998	112	11,474
FST	54	55	1998	30	3,074
FST	54	55	1998	30	3,074
FST	72	55	1998	40	4,098
FUS	249	100	1998	249	25,508
TOTALS	4,674			2,995	306,815

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
2	1241	WD DECK G	0	0	7	13	91.00	UT	15.53	15.53	100	1998	1998	3	25	353	
3	1241	WD DECK G	0	0	7	13	91.00	UT	15.53	15.53	100	1998	1998	3	25	353	
4	1241	WD DECK G	0	0	4	30	120.00	UT	11.50	11.50	100	1998	1998	3	25	345	
5	1241	WD DECK G	0	0	0	0	128.00	UT	11.50	11.50	100	1998	1998	3	25	368	
6	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1998	1998	3	73	365	
7	0810	CONCRETE A	0	0	0	0	1,435.00	SF	6.50	6.50	100	1998	1998	3	73	6,809	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,995	117.7491	117.75	352,661	1998	1998	0	0	0 13.00	87.00
1 SINGLE FAM - 0% - 0											
Heated Area: 2301											
HX Base Yr											
** This building has 12 Sub-Areas											
637 OCEAN AVE, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		306,815	
TOTAL MARKET OB/XF VALUE		8,793	
TOTAL LAND VALUE - MARKET		1,211,250	
TOTAL MARKET VALUE		1,526,858	
SOH/AGL Deduction		379,176	
ASSESSED VALUE		1,147,682	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,147,682	
TOTAL JUST VALUE		1,526,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,322,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110642	H/AC	3,000	04/27/2011
20041608	MECH OTHER	6,000	09/08/2004
972261	NEW CONSTR	200,000	11/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/0169	9/25/2006	WD	Q	I	06	1,200
GRANTOR: JC & GC MANAGEMENT INC						
GRANTEE: JC & GC INVESTMENTS						
1447/0166	9/25/2006	TD	Q	I	06	1,200
GRANTOR: IVERSON SUSAN M & RIC						
GRANTEE: JC & GC MANAGEMENT						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1998] W12 FOP=[YR=1998] N4 W30 S4 E30 \$ W40 S41 E13 FSP=[YR=1998] S10 E26 N10 W15 N2 W10 S2 W1 \$ E1 N2 E10 S2 E28 N23 FOP=[YR=1998] N8 W2 S4 W11 S4 E13 \$ W13 N4 E11 N4 E2 N10 \$ PTR= E15 FCP=[YR=1998] E27 FST=[YR=1998] E9 S6 FST=[YR=1998] S6 FST=[YR=1998] S8 W9 N8 E9 \$ W9 N6 E9 \$ W9 N6 \$ S20 E9 N20 E14 S30 W50 N30 \$ W15 \$ PTR= N20 PTO=[YR=1998] N12 FOP=[YR=1998] N7 FUS=[YR=1998] E10 UUS=[YR=1998] E6 N14 W11 S5 E5 S9 \$ N9 W5 N5 W3 S5 W18 S9 E16 \$ W16 S7 E16 \$ W16 S12 E16 \$ S20 \$.		