LOT 90
IN OR 2364/333
GA FDNA BEACH SUB PB 2/35

GLAUSER RANDY M & LEG TRUST/GLAUSER LOUIS E TRUSTE
645 GARDEN RD
COLUMBUS, OH 43214

2025

00-00-31-134A-0090-0000

BUILDING CHARACTERISTICS

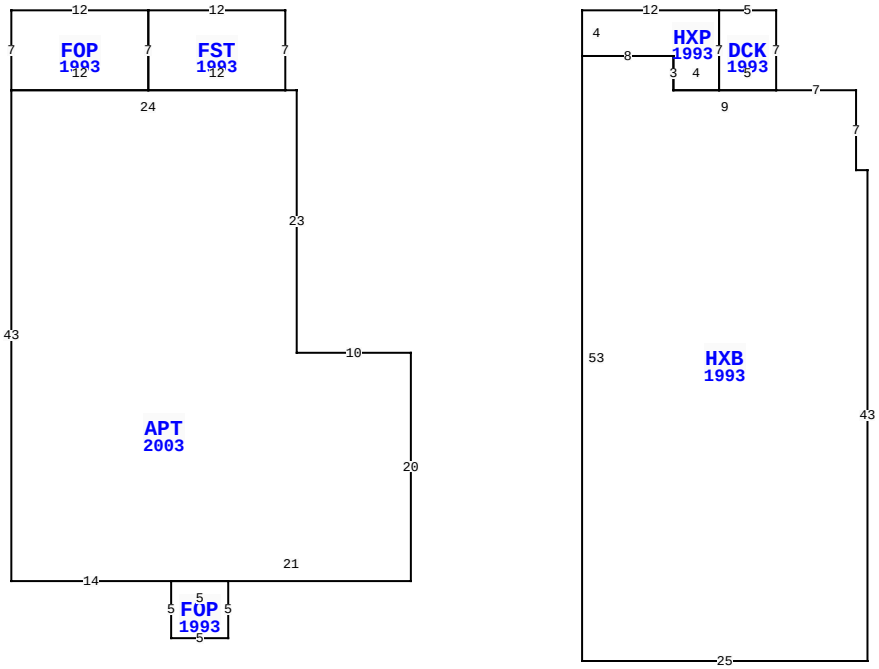
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,275	100	2003	1,275	110,871
DCK	35	10	1993	4	347
FOP	25	30	1993	8	696
FOP	84	30	1993	25	2,174
FST	84	55	1993	46	4,000
HXB	1,267	100	1993	1,267	110,175
HXP	60	30	1993	18	1,565
TOTALS	2,830			2,643	229,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,643	90.2400	119.12	314,834	1922	1985	0	0	0	27.00	73.00

1 DUPLEX – 0% - 0 Heated Area: 2542 HX Base Yr



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

633 N 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	229,829
TOTAL MARKET OB/XF VALUE	1,855
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,181,684
SOH/AGL Deduction	387,773
ASSESSED VALUE	793,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	793,911
TOTAL JUST VALUE	1,181,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,021,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033929	XFOB	3,000	10/01/2003
20012187	REMODEL	1,000	10/05/2001
20002385	REPAIR/RRF	1,500	03/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2364/0333	5/21/2020	WD	U	I	11	100
GRANTOR: GLAUSER LOUIS E						
GRANTEE: LEG TRUST						
1953/1306	12/19/2014	WD	Q	I	05	450,000
GRANTOR: HAVERSTICK SUSAN S &						
GRANTEE: GLAUSER RANDY M ET						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2003] W10 N23 W1 FST=[YR=1993] N7 W12 FOP=[YR=1993] W12 S7 E12 N7 $ S7 E12 $ W24 S43 E14 FOP=[YR=1993] S5 E5 N5 W5 $ E21 N20 $ PTR= E15N30 HXP=[YR=1993] E12 DCK=[YR=1993] E5 S7 HXB=[YR=1993] E7 S7 E1 S43 W25 N53 E8 S3 E9 $ W5 N7 $ S7 W4 N3 W8 N4 $S30 W15 $.

EXTRA FEATURES

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	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00	30.00	100	1980	1980	3	20	1,176	
2	1242	WD DECK A	0	0	25	11	275.00	SF	10.00	10.00	100	2003	2003	3	20	550	
3	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2001	2001	3	28	129	

LAND DESCRIPTION

TOTAL OB/XF 1,855

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	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 09/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS