LOT 92
GA FDNA BEACH SUB PB 2/35

GEROLD SCOTT J & MELISSA L
1501 CANDLEWOOD DR
COLUMBUS, OH 43235

2025

00-00-31-134A-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

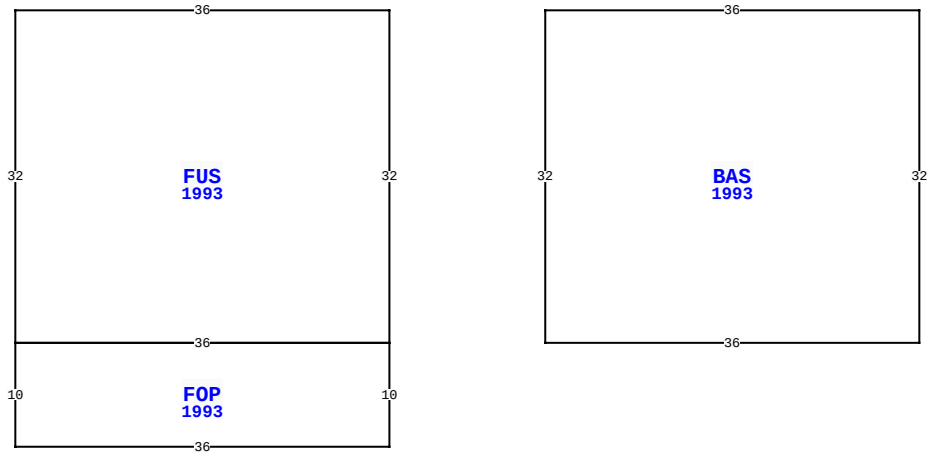
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	141,349
FOP	360	30	1993	108	13,252
FUS	1,152	100	1993	1,152	141,349
TOTALS	2,664			2,412	295,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,412	113.7045	150.09	362,017	1975	1985	0	0	0	18.25	81.75

1 DUPLEX – 0% - 0 Heated Area: 2304 HX Base Yr



629 OCEAN AVE U&D, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	295,949
TOTAL MARKET OB/XF VALUE	4,544
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,250,493
SOH/AGL Deduction	253,972
ASSESSED VALUE	996,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	996,521
TOTAL JUST VALUE	1,250,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,086,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111164	H/AC	1,000	07/18/2011
B9610171	REPAIR/RRF	2,650	12/02/1996
6019	REPAIR/RRF	1,300	06/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0220	8/31/2020	WD	Q	I	01	769,000
GRANTOR: MCCLELLAN MAXINE D						
GRANTEE: GEROLD SCOTT J & ME						
0623/0635	4/09/1991	WD	Q	I		155,000
GRANTOR: HAWKINS VERA G						
GRANTEE: DAVIS & MCCLELLAN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W36 S32 FOP=[YR=1993] S10 E36 N10 W36 $ E36 N32 $ PTR= E15 BAS=[YR=1993] E36 S32 W36 N32 $ W15 $.

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	30	49	1,470.00	SF	6.50	6.50	100	1975	1975	3	25	2,389	
2	0811	CONCRETE B	0	0	20	36	720.00	SF	2.60	2.60	100	1975	1975	3	25	468	
3	1242	WD DECK A	0	0	36	11	396.00	SF	13.00	13.00	100	1993	1993	3	20	1,030	
4	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	1975	1975	3	25	377	
5	1242	WD DECK A	0	0	13	4	52.00	SF	10.00	10.00	100	1993	1993	3	20	104	
6	1242	WD DECK A	0	0	22	4	88.00	SF	10.00	10.00	100	1993	1993	3	20	176	

LAND DESCRIPTION

TOTAL OB/XF 4,544

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS