

LOT 95
IN OR 1856/1285
GA FDNA BEACH SUB PB 2/35

HALL MILES E & COLETTE M
798 OAKDALE RD NE
ATLANTA, GA 30307

2025

00-00-31-134A-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAL	112	15	1993	17	3,046
BAL	354	15	2008	53	9,497
BAS	1,256	100	1993	1,256	225,075
FOP	84	30	2008	25	4,480
STR	52	10	1993	5	896
STR	80	10	2008	8	1,433
UST	120	45	1993	54	9,677
UST	120	45	2002	54	9,677
TOTALS	2,178			1,472	263,783

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1241	WD DECK G	0	0	0	0	138.00	UT	15.53
2	1241	WD DECK G	0	0	8	22	176.00	UT	15.53
3	1241	WD DECK G	0	0	23	4	92.00	UT	11.50
4	1242	WD DECK A	0	0	0	0	238.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0002	R-2	75.00	100.00	75.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,472	128.5200	203.06	298,904	1940	2000	0	0	11.75	88.25
1 SFR CUST - 0% - 0											
Heated Area: 1256											
HX Base Yr											

BLD DATE	03/24/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2025
INC DATE			AG DATE	MLU
623 OCEAN AVE, FERNANDINA BEACH				

TOTAL OB/XF									
2,095									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					263,783				
TOTAL MARKET OB/XF VALUE					2,095				
TOTAL LAND VALUE - MARKET					1,211,250				
TOTAL MARKET VALUE					1,477,128				
SOH/AGL Deduction					355,643				
ASSESSED VALUE					1,121,485				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,121,485				
TOTAL JUST VALUE					1,477,128				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,274,075				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080592	ADDITION	5,000	04/14/2008
20071747	REPAIR/RRF	9,900	09/17/2007
20071369	REMODEL	32,000	07/24/2007
20052244	REPAIR/RRF	2,000	07/18/2005
19983552	XF08	800	04/13/1998
8232	REPAIR/RRF	2,000	03/28/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1856/1285	5/15/2013	WD	Q	I	02	600,000			
GRANTOR: DOBBINS BRITT C & STE									
GRANTEE: HALL MILES E & COLE									
1311/0174	4/20/2005	WD	Q	I		675,000			
GRANTOR: GERMANO RICHARD R									
GRANTEE: DOBBINS BRITT C & S									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAL=[YR=2008] W24 STR=[YR=2008] N8 E4 N4 W12 S4 E4 S8 FOP=[YR=2008] W10 BAS=[YR=1993] W5 S6 W12 S3 STR=[YR=1993] W4 S13 BAL=[YR=1993] W3 S16 E7 N16 W4 \$ E4 N13 \$ S29 E13 N2 E27 N30 W23 N6 \$ S6 E14 N6 W4 \$ E4 \$ S6 E9 S14 E15 N20 \$ PTR= E30 UST=[YR=2002] E8 UST=[YR=1993] E8 S15 W8 N15 \$ S15 W8 N15 \$ W30 \$.									