W1/2 OF LOTS 264 & 265
IN OR 2575/1729
GA FDNA BEACH 2 UNR

MONK RYAN & MICHELLE L
1942 CLEES TRAIL
FORT MILL, SC 29715

2025

00-00-31-134B-0264-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

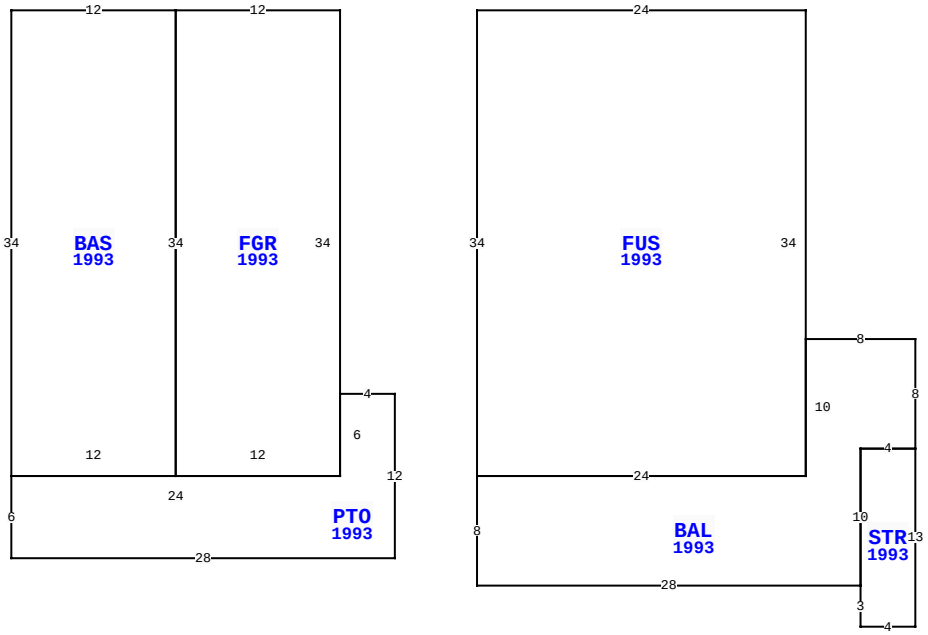
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	296	15	1993	44	4,899
BAS	408	100	1993	408	45,425
FGR	408	55	1993	224	24,939
FUS	816	100	1993	816	90,850
PTO	192	5	1993	10	1,113
STR	52	10	1993	5	557
TOTALS	2,172			1,507	167,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,507	103.0200	135.99	204,937	1974	1985	0	0	0	18.13	81.87

1 SNGL FAM – 0% - 2023 Heated Area: 1224 HX Base Yr



2902 W 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,782
TOTAL MARKET OB/XF VALUE	9,682
TOTAL LAND VALUE - MARKET	288,850
TOTAL MARKET VALUE	466,314
SOH/AGL Deduction	0
ASSESSED VALUE	466,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,314
TOTAL JUST VALUE	466,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140092	20X22CRT	0	01/14/2014
20131419	STRGBLD	4,500	06/20/2013
20130264	METAL ROOF	0	02/07/2013
20130127	200 AMP UG SFR	2,192,013	01/17/2013
20071101	OTHER	0	06/13/2007
20060648	REMODEL	0	03/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1729	7/01/2022	WD	Q	I	01	567,000
GRANTOR: DANIEL RICK C & DIANE						
GRANTEE: MONK RYAN & MICHELL						
1835/1178	12/28/2012	WD	Q	I	02	175,000
GRANTOR: STEWART DAVID V & KEL						
GRANTEE: DANIEL RICK C & DIA						

BUILDING NOTES

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	1076	TRELLIS A	0	0	9	24	216.00	SF	3.75	3.75	100	1995	1995	3	20	162	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2013	2013	3	68	9,520	

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W12 S34 PTO=[YR=1993] S6E28N12W4S6W24$ E12 N34$ S34E12 N34$ PTR=E10 FUS=[YR=1993] S34 BAL=[YR=1993] S8E28 STR=[YR=1993] S3E4N13W4S10$ N10E4N8 W8S10W24$ E24N34W24$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 9,682

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	000100	C	RES	0	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	5,300.00	5,777.00	288,850							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 288,850 Market: 0 Agricultural: 0 Common: 288,850 PRINTED 07/30/2025 BY SYS