LOT 270
IN OR 2740/1511
GA FDNA BEACH 2 UNR

115 MAIN STREET INC
21 CARRIAGE DR
SAINT SIMONS ISLAND, GA 31522

2025

00-00-31-134B-0270-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

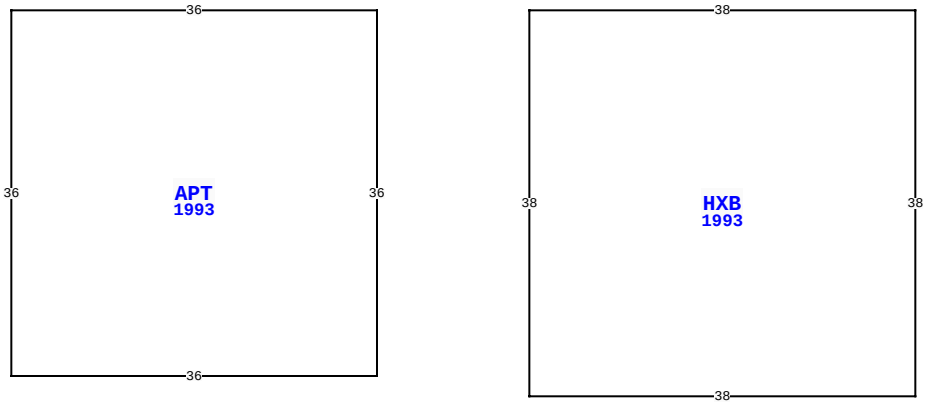
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,296	100	1993	1,296	226,079
HXB	1,444	100	1993	1,444	251,896
TOTALS	2,740			2,740	477,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,740	145.8355	192.50	527,450	1990	2005	0	0	0	9.38	90.62

1 DUPLEX – 0% - 2025 Heated Area: 2740 HX Base Yr



832 TARPON AVE U&D, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	477,975
TOTAL MARKET OB/XF VALUE	12,250
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	755,225
SOH/AGL Deduction	0
ASSESSED VALUE	755,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	755,225
TOTAL JUST VALUE	755,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102050	H/AC	2,800	12/01/2010
20061647	REROOF W/30YR SHN	4,000	07/12/2006
20033174	VINYL SIDING	3,000	05/30/2003
5453	NEW CONSTR	101,360	07/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/1511	9/25/2024	WD	Q	I	01	942,500
GRANTOR: PAUL JASON & AMELIA						
GRANTEE: 115 MAIN STREET INC						
2572/0870	6/22/2022	WD	Q	I	01	785,000
GRANTOR: EIDSON ROBERT MILTON						
GRANTEE: PAUL JASON & AMELIA						

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	0	0	1,003.00	SF	6.50	6.50	100	1990	1990	3	57	3,716	
2	1241	WD DECK G	0	0	0	0	548.00	UT	17.25	17.25	100	1990	1990	3	20	1,891	
3	0810	CONCRETE A	0	0	35	40	1,400.00	SF	6.50	6.50	100	1998	1998	3	73	6,643	

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W36 S36 E36 N36 $ PTR= E15 HXB=[YR=1993] E38 S38 W38 N38 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS