S 41.30' OF LOT 8
HUTCHINS SOUTH BEACH PF 4/70

MILLER AUSTON & SUSAN C
4423 RANDOM COURT
ANNANDALE, VA 22003

2025

00-00-31-1390-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

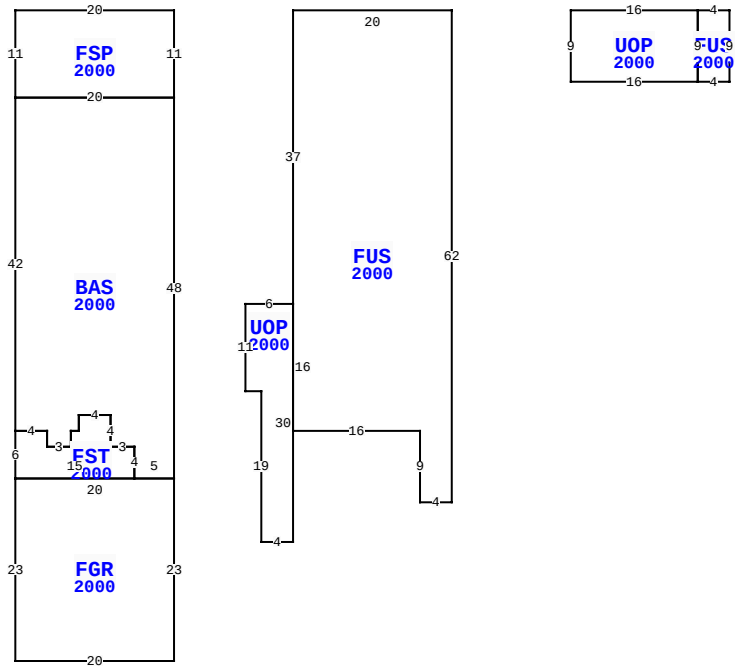
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	2000	874	121,751
FGR	460	55	2000	253	35,243
FSP	220	40	2000	88	12,259
FST	86	55	2000	47	6,547
FUS	36	100	2000	36	5,015
FUS	1,096	100	2000	1,096	152,676
UOP	142	20	2000	28	3,900
UOP	144	20	2000	29	4,039
TOTALS	3,058			2,451	341,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,451	153.0778	153.08	375,199	2000	2005	0	0	0	9.00	91.00

1 TOWNHOUSE - 0% - 2023 Heated Area: 2006 HX Base Yr



2999 1ST AV A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	341,431
TOTAL MARKET OB/XF VALUE	5,991
TOTAL LAND VALUE - MARKET	246,000
TOTAL MARKET VALUE	593,422
SOH/AGL Deduction	0
ASSESSED VALUE	593,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,422
TOTAL JUST VALUE	593,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	590,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210764	REPAIR/RRF	0	11/12/2021
20130482	EXT DECK	1,450	03/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0540	3/25/2022	WD	Q	I	01	680,000
GRANTOR: PARADA JOSE A & JUDIT						
GRANTEE: MILLER AUSTON & SUS						
2195/1719	5/05/2018	WD	Q	I	01	415,000
GRANTOR: DAVIS RICHARD M & LOU						
GRANTEE: PARADA JOSE A & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2000] W20 S37 UOP=[YR=2000] W6 S11 E2 S19 E4 N30 $ S16 E16 S9 E4 N62$ PTR= W35 FSP=[YR=2000] W20 S11 BAS=[YR=2000] S42 FST=[YR=2000] S6 FGR=[YR=2000] S23 E20 N23 W20 $ E15 N4 W3 N4 W4 S2 W1 S2 W3 N2 W4 $ E4 S2 E3 N2 E1 N2 E4 S4 E3 S4 E5 N48 W20 $ E20 N11 $ E35 $ PTR= E15 UOP=[YR=2000] E16 FUS=[YR=2000] E4 S9 W4 N9 $ S9 W16 N9 $ 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	0811	CONCRETE B	0	0	0	0	881.00	SF	5.20	5.20	100	2000	2000	3	77	3,528	
2	0810	CONCRETE A	0	0	0	0	353.00	SF	6.50	6.50	100	2000	2000	3	77	1,767	
3	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2000	2000	3	77	105	
4	0810	CONCRETE A	0	0	0	0	118.00	SF	6.50	6.50	100	2000	2000	3	77	591	

LAND DESCRIPTION

TOTAL OB/XF 5,991

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		R-2	41.00	125.00	41.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	246,000							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 246,000 Market: 0 Agricultural: 0 Common: 246,000 PRINTED 07/30/2025 BY SYS