PT OF LOT 12
IN OR 1466/370
PRTY WALL & COMMON MAINTENANCE

LEONARD GEORGE TRUST/LEONARD GEORGE R TRUSTEE
82 BEACHDALE
AVON, OH 44012

2025

00-00-31-1390-0012-0010

BUILDING CHARACTERISTICS

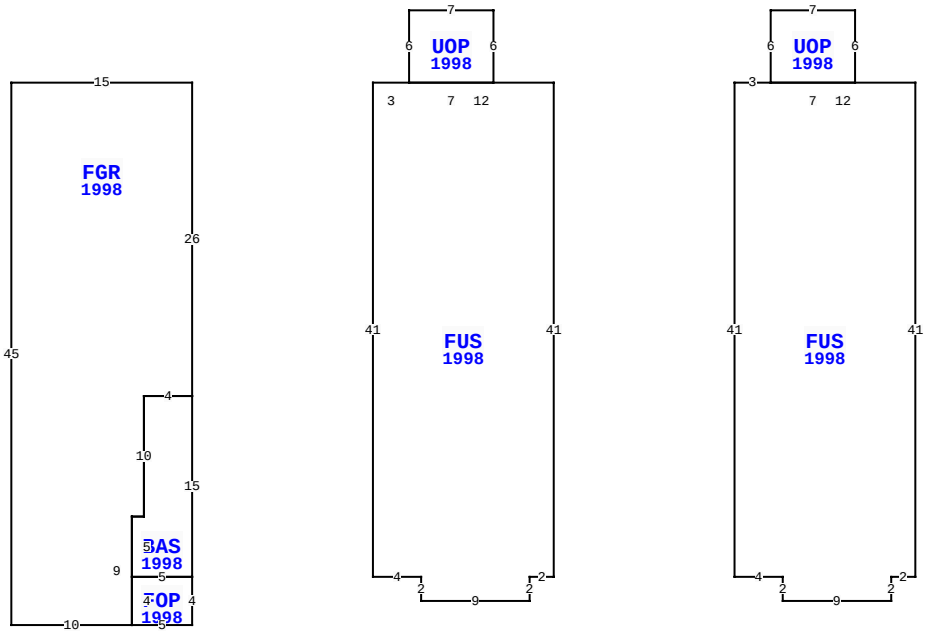
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	65	100	1998	65	8,581
FGR	590	55	1998	324	42,774
FOP	20	30	1998	6	792
FUS	633	100	1998	633	83,569
FUS	633	100	1998	633	83,569
UOP	42	20	1998	8	1,056
UOP	42	20	1998	8	1,056
TOTALS	2,025			1,677	221,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,677	150.8760	150.88	253,026	1998	1998	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1331 HX Base Yr



2976 1ST AVE B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,398
TOTAL MARKET OB/XF VALUE	4,045
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	321,443
SOH/AGL Deduction	0
ASSESSED VALUE	321,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,443
TOTAL JUST VALUE	321,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090329	XFOB	300	03/12/2009
B990763	XFOB	400	06/30/1999
B983347	NEW CONSTR	66,657	03/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/0370	12/18/2006	WD	Q	I	01	100
GRANTOR: LEONARD GEORGE R						
GRANTEE: LEONARD GEORGE R TR						
0873/1737	3/10/1999	WD	Q	I		125,000
GRANTOR: HEAD STEVE						
GRANTEE: LEONARD GEORGE R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W15 S45 E10 FOP=[YR=1998] E5 N4 BAS=[YR=1998] N15 W4 S10 W1 S5 E5 $ W5 S4 $ N9 E1 N10 E4 N26 $ PTR= E15 FUS=[YR=1998] E3 UOP=[YR=1998] N6 E7 S6 W7 $ E12 S41 W2 S2 W9 N2 W4 N41 $ W15 $ PTR= E45 FUS=[YR=1998] E3 UOP=[YR=1998] N6 E7 S6 W7 $ E12 S41 W2 S2 W9 N2 W4 N41 $ W45 $.

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	707.00	SF	6.50	6.50	100	1998	1998	3	73	3,355	
2	1242	WD DECK A	0	0	0	0	345.00	SF	10.00	10.00	100	1999	1999	3	20	690	

LAND DESCRIPTION

TOTAL OB/XF 4,045

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-3	16.00	121.00	16.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	96,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/30/2025 BY SYS