S 75 FT OF LOT 1
PT OR 1832/983
MIRAMAR BEACH PB 2/61

NEWMAN CAROLYN
2215 BROXTON HY
HAZELHURST, GA 31539

2025

00-00-31-1460-0001-0010

BUILDING CHARACTERISTICS

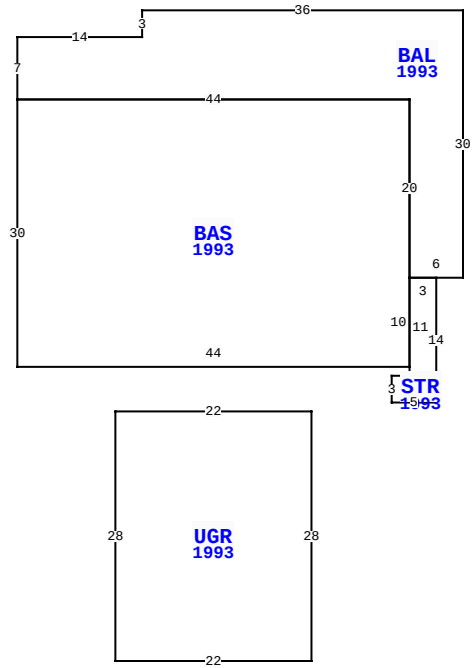
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	578	15	1993	87	14,064
BAS	1,320	100	1993	1,320	213,390
STR	48	10	1993	5	808
UGR	616	45	1993	277	44,779
TOTALS	2,562			1,689	273,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,689	123.2700	194.77	328,967	1974	1990	0	0	0	17.00	83.00

1 SFR CUST – 0% - 0 Heated Area: 1320 HX Base Yr



1308 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	273,043
TOTAL MARKET OB/XF VALUE	3,893
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,701,936
SOH/AGL Deduction	254,913
ASSESSED VALUE	1,447,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,447,023
TOTAL JUST VALUE	1,701,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,502,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120477	REPLACE METER CAN	200	03/22/2012
20042256	REROOF W/30YR SHN	6,000	12/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1832/0983	12/27/2012	DG	U	I	30	100
GRANTOR: NEWMAN J M & CAROLYN						
GRANTEE: NEWMAN CAROLYN						
0203/0635	1/01/1975	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 S28 E22 N28 $ PTR=N5W33 BAS=[YR=1993] E44N10 STR=[YR=1993] S11W2S3E5N14W3$ BAL=[YR=1993] E6 N30W36S3W14S7E44S20 $N20W44S30$ E33S5$.

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	20	20	400.00	SF	6.50	6.50	100	1974	1974	3	24	624	
2	0810	CONCRETE A	0	0	85	9	765.00	SF	6.50	6.50	100	1980	1980	3	30	1,492	
3	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1984	1984	3	41	96	
4	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75	11.75	100	2007	2007	3	40	677	
5	0416	DUNEWALKS	0	0	62	4	248.00	SF	15.00	15.00	100	2007	2007	3	27	1,004	

LAND DESCRIPTION

TOTAL OB/XF 3,893

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	000120	C	RES OCEAN	0	0006	R-1	75.00	110.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS