N60 FT OF LOT 19
IN OR 1771/232
MIRAMAR BEACH PB 2/61

GRAY JOSEPH B & JANE L
2206 HALL AVE
TIFTON, GA 31794

2025

00-00-31-1460-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

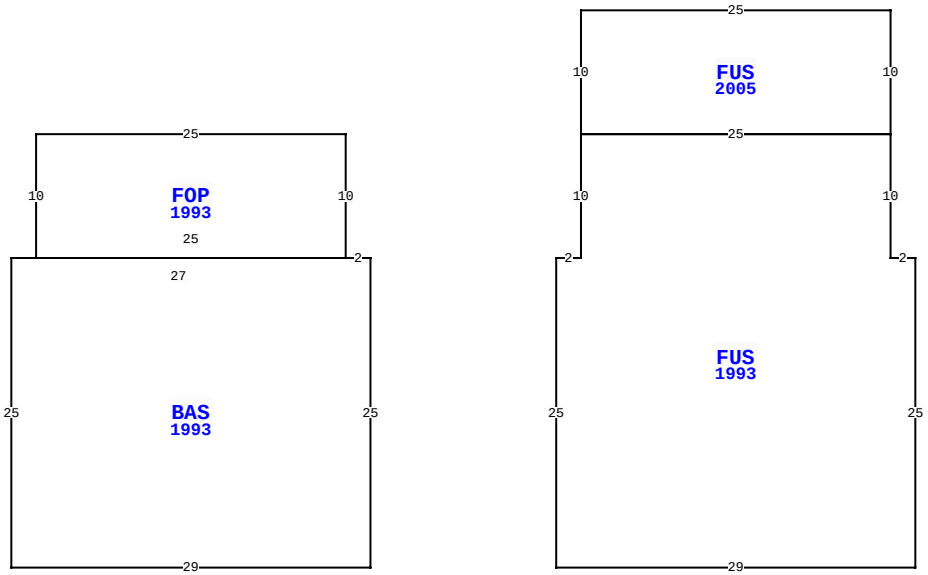
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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
BAS	725	100	1993	725	127,172
FOP	250	30	1993	75	13,156
FUS	975	100	1993	975	171,025
FUS	250	100	2005	250	43,853
TOTALS	2,200			2,025	355,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,025	126.1554	199.33	403,643	1955	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 1950 HX Base Yr



1584 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	355,206
TOTAL MARKET OB/XF VALUE	21,086
TOTAL LAND VALUE - MARKET	1,140,000
TOTAL MARKET VALUE	1,516,292
SOH/AGL Deduction	59,565
ASSESSED VALUE	1,456,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,456,727
TOTAL JUST VALUE	1,516,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,351,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090583	REPAIR/RRF	2,000	05/11/2009
20042381	H/AC	2,000	12/17/2004
20042237	REMODEL	2,000	11/30/2004
20041673	ADDITION	86,000	09/17/2004
20040814	H/AC	3,000	04/27/2004
B959512	REMODEL	2,000	12/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1771/0232	12/20/2011	WD	Q	I	02	650,000
GRANTOR: SEA TURTLE EGGS LLC						
GRANTEE: GRAY JOSEPH B JR &						
1536/1263	11/20/2007	WD	Q	I	01	100
GRANTOR: MOSS DAVID & NORWOOD						
GRANTEE: SEA TURTLE EGGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N25 W2 FOP=[YR=1993] N10 W25 S10 E25$W27 S25 E29$ PTR=E15 FUS=[YR=1993] E29 N25 W2 N10 FUS=[YR=2005] N10 W25 S10 E25$W25 S10 W2 S25$ 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	0810	CONCRETE A	0	0	0	0	245.00	SF	6.50	6.50	100	2005	2005	3	84	1,338	
2	0810	CONCRETE A	0	0	0	0	1,115.00	SF	6.50	6.50	100	2005	2005	3	84	6,088	
3	0825	BRICK	0	0	0	0	215.00	SF	12.50	12.50	100	2005	2005	3	96	2,580	
4	1244	WD DECK EX	0	0	0	0	321.00	SF	37.00	37.00	100	2005	2005	3	36	4,276	
5	0416	DUNEWALKS	0	0	104	4	416.00	SF	27.00	27.00	100	2005	2005	3	22	2,471	
6	1076	TRELLIS A	0	0	0	0	464.00	SF	7.50	7.50	100	2005	2005	3	36	1,253	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 21,086

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	60.00	150.00	60.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,140,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS