LOT 24
MIRAMAR BEACH PB 2/61

MONTGOMERY ROBERT COLYER JR
127 BRIARVISTA WAY NE
ATLANTA, GA 30329

2025

00-00-31-1460-0024-0000

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	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

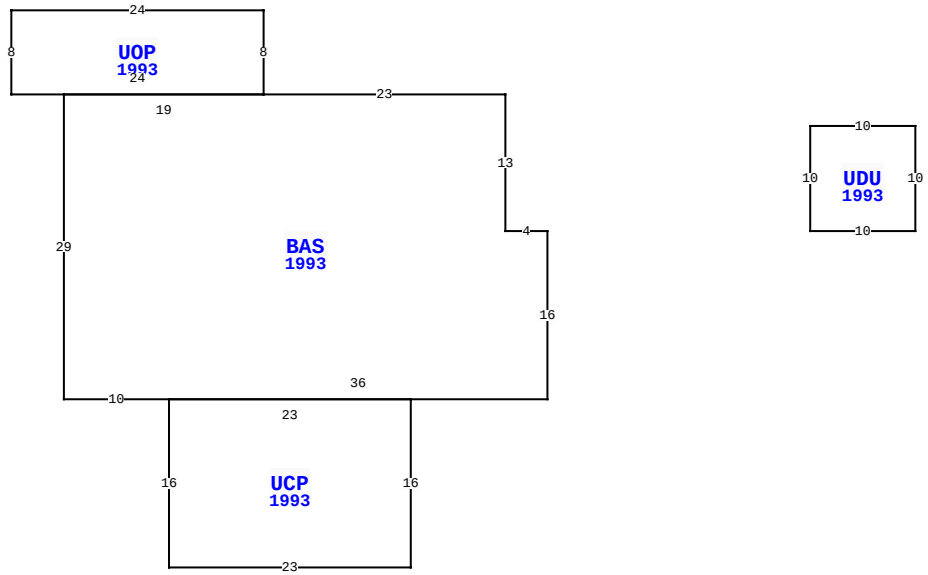
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1993	1,282	258,025
UCP	368	20	1993	74	14,894
UDU	100	55	1993	55	11,069
UOP	192	20	1993	38	7,648
TOTALS	1,942			1,449	291,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,449	136.2400	215.26	311,912	1959	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2025 Heated Area: 1282 HX Base Yr



1714 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	291,638
TOTAL MARKET OB/XF VALUE	2,459
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,719,097
SOH/AGL Deduction	0
ASSESSED VALUE	1,719,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,719,097
TOTAL JUST VALUE	1,719,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,518,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190263	INT REMOD	0	04/08/2019
20041186	H/AC	3,000	06/28/2004
20040895	CEMENT FIBER SIDI	6,000	05/14/2004
20040544	MOD.BITUMEN RUBBE	5,000	03/22/2004
20040322	16 WINDOWS & DOOR	11,000	02/24/2004
2990	REPAIR/RRF	3,500	09/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/142	8/08/2024	QC	U	I	11	100
GRANTOR: MONTGOMERY ROBERT SR						
GRANTEE: MONTGOMERY ROBERT C						
0954/1401	10/19/2000	WD	Q	I	01	100
GRANTOR: MONTGOMERY ROBERT C S						
GRANTEE: MONTGOMERY ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N13 W23 UOP=[YR=1993] N8 W24 S8E24$ W19 S29 E10 UCP=[YR=1993] S16 E23 N16W23$ E36 N16$ PTR= E25 UDU=[YR=1993] E10 N10 W10S10$W25$.

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	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	20	1,000	
2	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1980	1980	3	30	439	
3	0820	WOOD WALK	0	0	0	0	217.00	SF	11.75	11.75	100	1980	1980	3	40	1,020	

LAND DESCRIPTION

TOTAL OB/XF 2,459

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	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 01/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS