LOT 38
IN OR 1764/1640
OAK GROVE PLACE PB 3/2

BUTLER KEVIN C & KIMBERLY L
125 ROYAL OAK DR
GUYTON, GA 31312

2025

00-00-31-1480-0038-0000

BUILDING CHARACTERISTICS

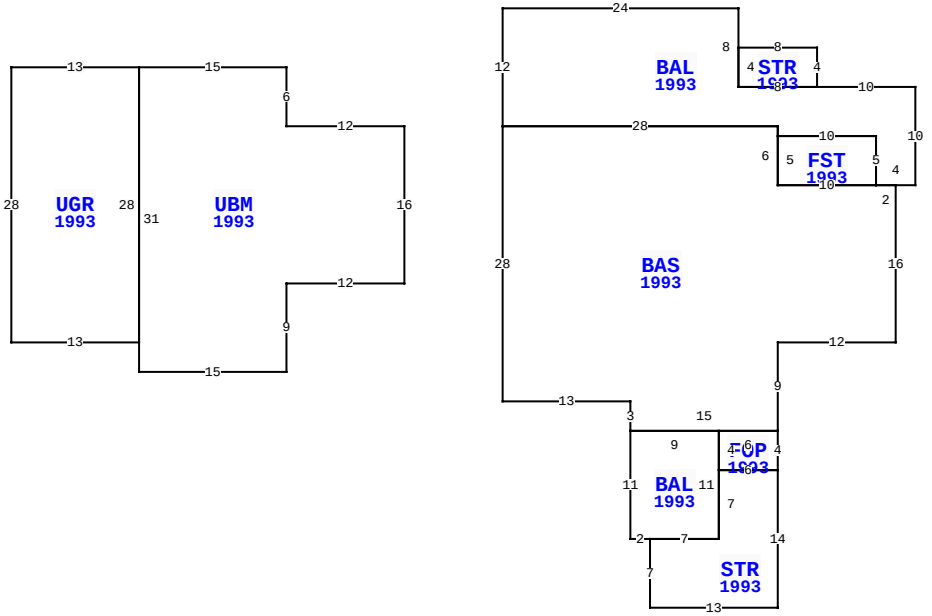
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	99	15	1993	15	1,456
BAL	394	15	1993	59	5,727
BAS	1,021	100	1993	1,021	99,104
FOP	24	30	1993	7	680
FST	50	55	1993	28	2,718
STR	32	10	1993	3	291
STR	133	10	1993	13	1,262
UBM	657	20	1993	131	12,715
UGR	364	45	1993	164	15,919
TOTALS	2,774			1,441	139,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	118.5600	118.56	170,845	1947	1995	0	0	0	18.13	81.87

1 SINGLE FAM – 0% - 0 Heated Area: 1021 HX Base Yr



31 S 15TH ST, 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	139,871
TOTAL MARKET OB/XF VALUE	1,747
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	341,618
SOH/AGL Deduction	77,746
ASSESSED VALUE	263,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,872
TOTAL JUST VALUE	341,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111764	UG ELEC. 200 AMP	7,418	10/03/2011
20081070	REPLACE CONDENSER	1,000	06/25/2008
20080308	REROOF W/30YR ARC	700	02/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1764/1640	10/07/2011	WD	U	I	11	100
GRANTOR: WILBUR GARY STEVEN						
GRANTEE: BUTLER KEVIN C & KI						
1761/0469	10/07/2011	WD	Q	I	02	128,000
GRANTOR: WILBUR GARY STEVEN						
GRANTEE: BUTLER KEVIN C & KI						

BUILDING NOTES

BUILDING DIMENSIONS

UBM=[YR=1993] W12N6W15 UGR=[YR=1993] W13 S28 E13 N28$ S31 E15 N9 E12 N16$ PTR=E10N12 BAL=[YR=1993] S12 BAS=[YR=1993] S28 E13 S3 BAL=[YR=1993] S11 E2 STR=[YR=1993] S7E13N14 FOP=[YR=1993] N4 W6S4E6$ W6S7W7$ E7N11W9$ E15N9 E12N16 W2 FST=[YR=1993] N5W10S5E10$ W10N6W28$ E28S1E10S5E4N10W10 STR=[YR=1993] N4W8S4E8$ W8N8W24$ S12 W10$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400	
2	0810	CONCRETE A	0	0	56	10	560.00	SF	6.50	6.50	100	1980	1980	3	30	1,092	
3	0810	CONCRETE A	0	0	14	14	196.00	SF	6.50	6.50	100	1947	1947	3	20	255	

LAND DESCRIPTION

TOTAL OB/XF 1,747

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	0006	R-1	65.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS