BLOCK 7 LOT 7
IN OR 2465/1330
OCEAN CITY NORTH PB 2/38

COHEN BARRY P & ANN SULLIVAN
1507 BON ENDRIOT CT
MILTON, GA 30004

2025

00-00-31-1520-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

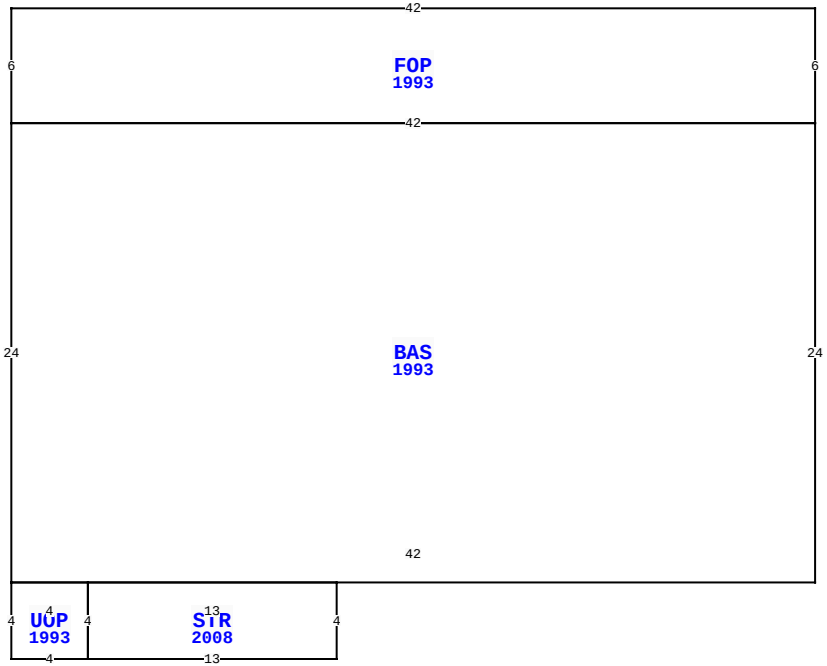
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	07	SPECIAL 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	1,008	100	1993	1,008	133,569
FOP	252	30	1993	76	10,070
STR	52	10	2008	5	662
UOP	16	20	1993	3	398
TOTALS	1,328			1,092	144,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,092	120.9460	159.65	174,338	1977	1985	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 0 Heated Area: 1008 HX Base Yr



794 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	144,701
TOTAL MARKET OB/XF VALUE	2,208
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,571,909
SOH/AGL Deduction	56,959
ASSESSED VALUE	1,514,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,514,950
TOTAL JUST VALUE	1,571,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,377,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173913	MTL ROOF	10,000	12/12/2017
20112133	METER & UG SERVIC	1,800	11/28/2011
20090189	REROOF	2,000	02/11/2009
20053059	REMODEL	2,000	11/21/2005
20040241	REMODEL	1,000	02/12/2004
20022252	CHNGE SRVC	1,000	12/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1330	5/25/2021	WD	Q	I	01	1,250,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: COHEN BARRY P & ANN						
1159/1804	8/06/2003	WD	Q	I		535,000
GRANTOR: AULD LAND SYNE INC						
GRANTEE: EQUITY TRUST COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W42 S6 BAS=[YR=1993] S24 UOP=[YR=1993] S4 E4
STR=[YR=2008] E13 N4 W13 S4$ N4 W4$ E42 N24 W42$ E42 N6$.

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	34	37	1,258.00	SF	6.50	6.50	100	1977	1977	3	27	2,208	

LAND DESCRIPTION

TOTAL OB/XF 2,208

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	91.00	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