BLK 9 N 62.88FT OF LOT 1
IN OR 2129/1048
(EX ESMT IN OR 1503/957)

HEINZE MARGARET W
547 GRAMERCY DR NE
MARIETTA, GA 30068

2025

00-00-31-1520-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

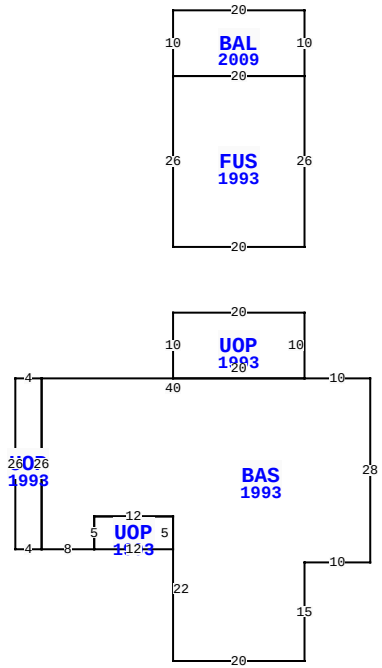
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	200	15	2009	30	4,008
BAS	1,600	100	1993	1,600	213,756
FUS	520	100	1993	520	69,471
UOP	60	20	1993	12	1,603
UOP	104	20	1993	21	2,806
UOP	200	20	1993	40	5,344
TOTALS	2,684			2,223	296,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	109.4170	144.43	321,068	1935	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 2120 HX Base Yr



508 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,988
TOTAL MARKET OB/XF VALUE	8,795
TOTAL LAND VALUE - MARKET	1,194,720
TOTAL MARKET VALUE	1,500,503
SOH/AGL Deduction	401,052
ASSESSED VALUE	1,099,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,099,451
TOTAL JUST VALUE	1,500,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,329,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122195	NEW BATHRM WIRING	600	10/24/2012
20122185	MODIFY DUCTWORK	800	10/23/2012
20122194	NEW BATH	1,500	10/23/2012
20122175	PARTITION WALLS	1,500	10/22/2012
20090143	UPPER DECK	20,000	02/03/2009
20081631	RE-ROOF W/30YR AR	2,688	10/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1048	6/23/2017	WD	Q	I	01	1,080,000
GRANTOR: FLACK JOHN C &						
GRANTEE: HEINZE MARGARET W A						
1670/0685	3/19/2010	QC	U	I	11	100
GRANTOR: FLACK JOHN C &						
GRANTEE: FLACK JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W20 S10E20 $
W40UOP=[YR=1993] W4S26E4N26 $ S26 E8 UOP=[YR=1993] E12 N5
W12 S5 $ N5 E12 S22 E20N15 E10 N28 $ PTR= W10N20
FUS=[YR=1993] N26 BAL=[YR=2009] N10 W20S10E20$ W20S26 E20$
S20E10$.

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	1242	WD DECK A	0	0	0	0	365.00	SF	4.00	4.00	100	2009	2009	3	35	511	
2	1243	WD DECK F	0	0	6	4	24.00	SF	8.00	8.00	100	2007	2007	3	27	52	
3	0855	CONC PAVER	0	0	0	0	880.00	SF	10.00	10.00	100	2009	2009	3	89	7,832	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400	

LAND DESCRIPTION

TOTAL OB/XF 8,795

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-3	63.00	80.00	62.88	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,194,720							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,194,720 Market: 0 Agricultural: 0 Common: 1,194,720 PRINTED 07/30/2025 BY SYS