



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	2003	1,462	235,018
FGR	412	55	2003	227	36,490
FOP	74	30	2003	22	3,536
FSP	220	40	2003	88	14,146
TOTALS	2,168			1,799	289,191

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,075.00	SF	6.50
3	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,799	136.0700	179.61	323,118	2003	2003	0	0
1 SNGL FAM - 100% - 2025									
Heated Area: 1462									
HX Base Yr 2025									
2621 GEORGIA AVE, FERNANDINA BEACH									
BLD DATE: 05/06/2025 MLU									

TOTAL OB/XF									
8,836									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					289,191				
TOTAL MARKET OB/XF VALUE					8,836				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					548,027				
SOH/AGL Deduction					260,258				
ASSESSED VALUE					287,769				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					237,047				
TOTAL JUST VALUE					548,027				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					469,338				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121096	H/AC	2,500	06/12/2012
20032304	NEW CONSTR	2,000	01/08/2003
20021692	NEW CONSTR	200,000	10/07/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2758/1428	12/27/2024	WD	Q	I	02	650,000	
GRANTOR:STEIN JACOB A							
GRANTEE:JEFFERS JANIS J							
1996/0613	8/06/2015	WD	Q	I	01	295,000	
GRANTOR:WITT NORMAN							
GRANTEE:STEIN JACOB A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W20 BAS=[YR=2003] W44 FSP=[YR=2003] W10 S22 E10 N22 \$ S24 D2 L2 S7 R2 D2 S1E40N11 FOP=[YR=2003] E2 N5 W6 N2 W8 S6 E12 S1 \$ N1 W12 N6 E8 S2 E8 N6 W4 N3 E4 N11 \$ S11 W4 S3 E4 S6 E20 N20 \$.									