LOT 15
OCEAN CAY PB 6/166

MANN TINA/HOLT WILLIAM ZACHARY
402 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0015-0000

BUILDING CHARACTERISTICS

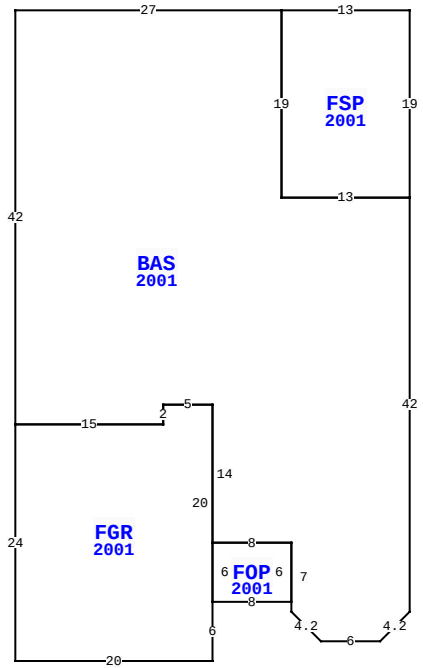
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,774	100	2001	1,774	258,483
FGR	490	55	2001	270	39,341
FOP	48	30	2001	14	2,040
FSP	247	40	2001	99	14,425
TOTALS	2,559			2,157	314,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,157	124.7246	164.64	355,128	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2022 Heated Area: 1774 HX Base Yr 2022



402 GEORGIA AVE, FANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		314,288
TOTAL MARKET OB/XF VALUE		5,398
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		594,686
SOH/AGL Deduction		71,678
ASSESSED VALUE		523,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		472,286
TOTAL JUST VALUE		594,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011278	XFOB	1,000	06/06/2001
20014069	NEW CONSTR	185,000	09/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0708	5/28/2021	WD	Q	I	01	520,000
GRANTOR: ECKLUND DAVID M & DAV						
GRANTEE: MANN TINA & WILLIAM						
2316/0524	10/31/2019	WD	Q	I	02	475,000
GRANTOR: LAIRD JUSTIN H & JUST						
GRANTEE: ECKLUND DAVID M & D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W13 BAS=[YR=2001] W27 S42 FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6$ N20 W5 S2 W15 $ E15 N2 E5 S14 E8 S7 R3 D3 E6 R3 U3 N42 W13 N19 $ S19 E13 N19$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	2001	2001	3	79	288	
3	0810	CONCRETE A	0	100	26	16	416.00	SF	6.50	6.50	100	2001	2001	3	79	2,136	
4	1242	WD DECK A	0	100	4	4	16.00	SF	10.50	10.50	100	2001	2001	3	20	34	

LAND DESCRIPTION

TOTAL OB/XF 5,398

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS