

LOT 16
IN OR 1833/1534
OCEAN CAY PB 6/166

JONES STEVE C &/AFFONSO-JONES JUDY Y TRUSTEES
PO BOX 16903
FERNANDINA BEACH, FL 32035

2025

00-00-31-152C-0016-0000



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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2001	1,906	278,627
FGR	464	55	2001	255	37,277
FOP	30	30	2001	9	1,316
FSP	239	40	2001	96	14,033
FUS	351	100	2001	351	51,311

TOTALS	2,990			2,617	382,564
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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	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00
3	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50
4	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.50
7	0961	H-SHUTTERS	0	100	0	0	7.00	UT	800.00

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

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,617	125.1360	165.18	432,276	2001	2001	0	0	0	11.50
1 SNGL FAM - 100% - 2017 Heated Area: 2257 HX Base Yr 2017											

404 GEORGIA AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	79	202	
3	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	2001	2001	3	79	555	
4	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	79	2,547	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.50	10.50	100	2001	2001	3	20	67	
7	0961	H-SHUTTERS	0	100	0	0	7.00	UT	800.00	800.00	100	2003	2003	3	95	5,320	

TOTAL OB/XF													11,677		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000.00			

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				382,564	
TOTAL MARKET OB/XF VALUE				11,677	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				669,241	
SOH/AGL Deduction				280,401	
ASSESSED VALUE				388,840	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				338,118	
TOTAL JUST VALUE				669,241	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				579,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012698	NEW CONSTR	220,895	04/11/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1833/1534	12/06/2012	QC	U	I	11
GRANTOR: JONES STEVE C & JUDY					SALE PRICE
GRANTEE: JONES STEVE C & JUD					100
1833/1510	12/06/2012	QC	U	I	11
GRANTOR: JONES STEVE C & JUDY					SALE PRICE
GRANTEE: JONES STEVE C & JUD					100

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W3 N2 W8 S2 W3 FSP=[YR=2001] W26 S10 U3 R3 E4 R3 D3 E16 N10 \$ S10 W16 U3 L3 W4 D3 L3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 \$ N7 W9 N4 W11 \$ E11 S4 E9 S2 E6 S10 R3 D3 E8 R3 U3 N61 \$ PTR=S45 E10 FUS=[YR=2001] E9 S4 E6 S21 W15 N25 \$N45W10\$.									