LOT 18
OCEAN CAY PB 6/166

RUSSO CHARLES A JR
408 GEORGIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0018-0000

BUILDING CHARACTERISTICS

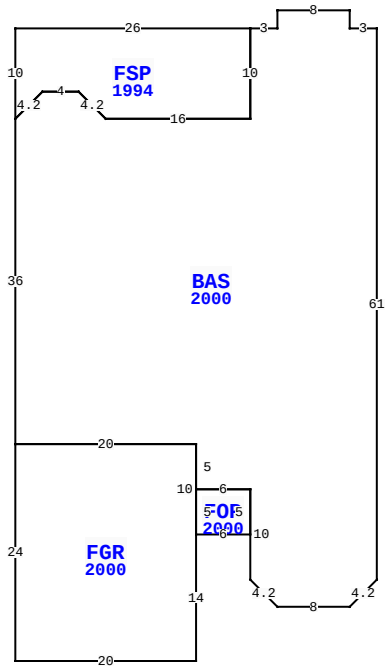
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,890	100	2000	1,890	269,898
FGR	480	55	2000	264	37,700
FOP	30	30	2000	9	1,285
FSP	239	40	1994	96	13,710
TOTALS	2,639			2,259	322,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	122.2452	161.36	364,512	2000	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2006 Heated Area: 1890 HX Base Yr 2006



408 GEORGIA AVE, FERNANDINA 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		322,593
TOTAL MARKET OB/XF VALUE		10,819
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		608,412
SOH/AGL Deduction		324,406
ASSESSED VALUE		284,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,284
TOTAL JUST VALUE		608,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100526	XFOB	3,500	03/30/2010
2002639	NEW CONSTR	195,000	04/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1045	7/01/2024	QC	U	I	11	100
GRANTOR: RUSSO KAREN LEE MCCON						
GRANTEE: RUSSO CHARLES A JR						
2303/1294	9/13/2019	WD	U	I	11	100
GRANTOR: RUSSO CHARLES A JR &						
GRANTEE: RUSSO CHARLES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W3 N2 W8 S2 W3 FSP=[YR=1994] W26 S10 R3 U3 E4 R3 D3 E16 N10 $ S10 W16 U3 L3 W4 L3 D3 S36 FGR=[YR=2000] S24 E20 N14 FOP=[YR=2000] E6 N5 W6 S5 $ N10 W20 $ E20 S5 E6 S10 R3 D3 E8 U3 R3 N61 $.

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	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2000	2000	3	77	2,482	
3	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2000	2000	3	77	521	
4	1242	WD DECK A	0	100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
5	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2000	2000	3	77	197	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
7	1134	LANDSCP BL	0	100	32	4	128.00	SF	3.30	3.30	100	2011	2011	3	98	414	
8	0476	VF 6 SBPL	0	100	0	0	169.00	LF	32.00	32.00	100	2011	2011	3	78	4,218	

LAND DESCRIPTION

TOTAL OB/XF 10,819

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