LOT 19
IN OR 1836/394
OCEAN CAY PB 6/166

SEPTEMBER FIRST PARTNERS-FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

**2025**

**00-00-31-152C-0019-0000**

## 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 | 15 | HARDTILE 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 |

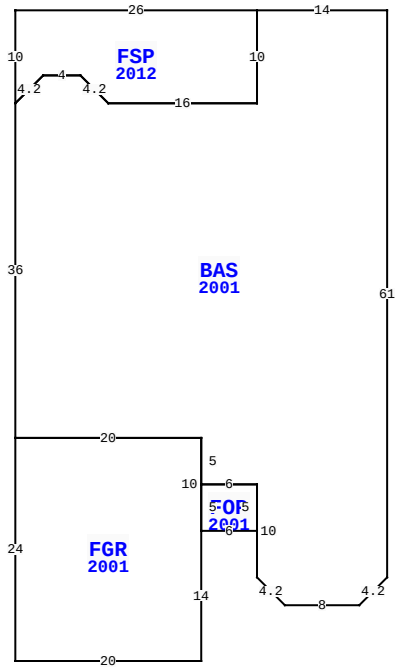
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1081.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,874 | 100 | 2001 | 1,874 | 267,614 |
| FGR | 480 | 55 | 2001 | 264 | 37,700 |
| FOP | 30 | 30 | 2001 | 9 | 1,285 |
| FSP | 239 | 40 | 2012 | 96 | 13,710 |
| TOTALS | 2,623 | | | 2,243 | 320,308 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,243 | 122.2452 | 161.36 | 361,930 | 2001 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1874 HX Base Yr




410 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 | 320,308 |
| TOTAL MARKET OB/XF VALUE | 6,155 |
| TOTAL LAND VALUE - MARKET | 275,000 |
| TOTAL MARKET VALUE | 601,463 |
| SOH/AGL Deduction | 52,443 |
| ASSESSED VALUE | 549,020 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 549,020 |
| TOTAL JUST VALUE | 601,463 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 514,780 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2003232 | NEW CONSTR | 200,000 | 06/13/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1836/0394 | 1/16/2013 | WD | Q | I | 02 | 240,000 |
| GRANTOR: RAVEN YOLANDA | | | | | | |
| GRANTEE: SEPTEMBER FIRST PAR | | | | | | |
| 1237/1630 | 6/15/2004 | WD | Q | I | | 300,000 |
| GRANTOR: MARSH THOMAS B | | | | | | |
| GRANTEE: SHELTON WILLIAM E & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W14 FSP=[YR=2012] W26 S10 R3 U3 E4 D3 R3 E16 N10 $ S10 W16 U3 L3 W4 L3 D3 S36 FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 $N10 W20 $ E20 S5 E6 S10 R3 D3 E8 R3 U3 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 84 | 2,940 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 24 | 4 | 96.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 493 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 31 | 16 | 496.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 2,547 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 46 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 4 | 4 | 16.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 20 | 48 | |
| 6 | 0851 | PATIO STON | 0 | 0 | 11 | 12 | 132.00 | SF | 0.75 | 0.75 | 100 | 2003 | 2003 | 3 | 82 | 81 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,155

| 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 | 0 | 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