

LOT 21
IN OR 1591/1943
OCEAN CAY PB 6/166

GRISSOM LIVING TRUST/GRISSOM EDWARD J TRUSTEE
414 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0021-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	16	WD FR STUC 70	0900	01	2,246	125.0480	165.06	370,725	2000	2000	0	0	0	12.00	88.00	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2005													Heated Area: 1940												
Roof Structure	08	IRREGULAR 100														HX Base Yr 2005												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 70																										
Interior Floor	11	CLAY TILE 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.	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	1,940	100	2000	1,940	281,790																							
FGR	440	55	2000	242	35,152																							
FOP	56	30	2000	17	2,469																							
FOP	156	30	2000	47	6,827																							
TOTALS			2,592		2,246	326,238																						
EXTRA FEATURES						414 GEORGIA AVE, FERNANDINA BEACH																						
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960												
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2000	2000	3	77	380												
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2000	2000	3	77	2,883												
4	0810	CONCRETE A	0	100	10	21	210.00	SF	6.50	6.50	100	2001	2001	3	79	1,078												
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48												
6	0910	SCRN RM L	0	100	10	16	160.00	SF	15.00	15.00	100	2001	2001	3	20	480												
7	0810	CONCRETE A	0	100	24	6	144.00	SF	6.50	6.50	100	2001	2001	3	79	739												
TOTAL OB/XF 7,568																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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											
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											
OTHER ADJUSTMENTS AND NOTES																												
YEAR DENSITY DECL FRZ YR CONSRV																												
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																												