



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	14	CARPET 70
Interior Floo	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
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NEIGHBORHOOD/LOC	1081.00
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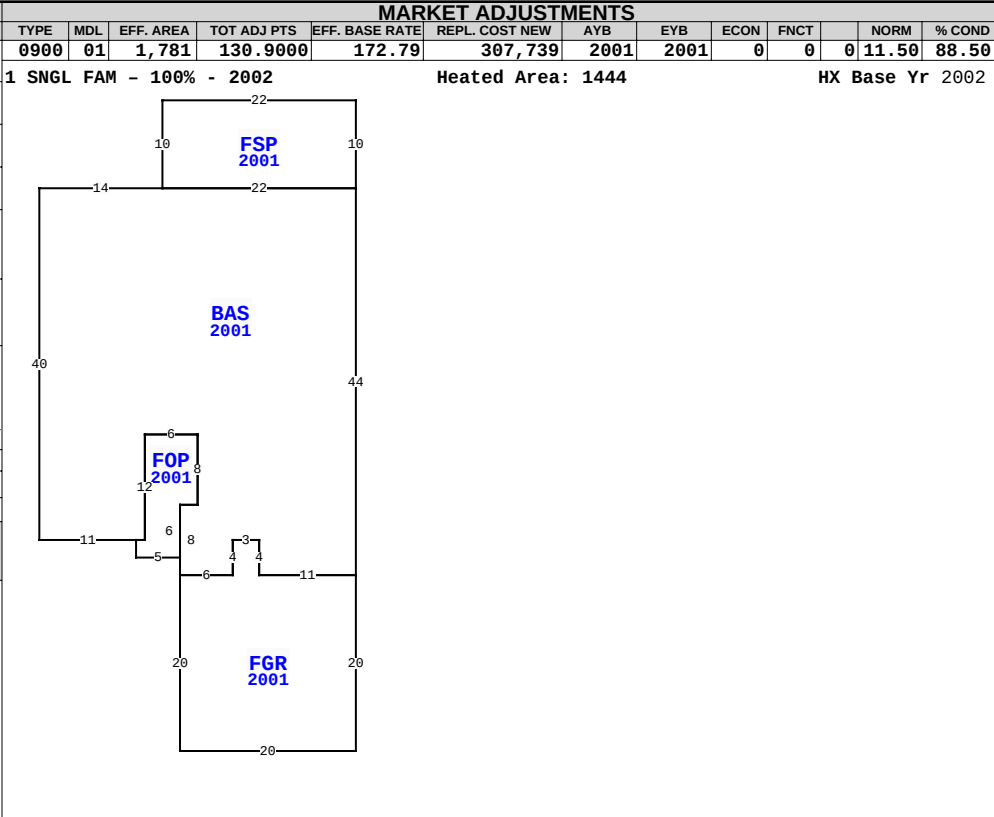
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	2001	1,444	220,815
FGR	412	55	2001	227	34,712
FOP	74	30	2001	22	3,364
FSP	220	40	2001	88	13,457

TOTALS	2,150			1,781	272,349
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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	0810	CONCRETE A	0	100	0	0	928.00	SF	6.50
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50

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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416 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	0810	CONCRETE A	0	100	0	0	928.00	SF	6.50	6.50	100	2001	2001	3	79	4,765	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2001	2001	3	79	123	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2001	2001	3	79	82	

TOTAL OB/XF													7,958		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	2				

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				272,349	
TOTAL MARKET OB/XF VALUE				7,958	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				555,307	
SOH/AGL Deduction				301,397	
ASSESSED VALUE				253,910	
TOTAL EXEMPTION VALUE		HX HB WR		55,722	
BASE TAXABLE VALUE				198,188	
TOTAL JUST VALUE				555,307	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				470,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110782	H/AC	2,000	05/20/2011
2003088	NEW CONSTR	170,000	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0988/0652	5/25/2001	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: DINGMAN GERALD & LI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2001] W22 S10 BAS=[YR=2001] W14 S40 E11									
FOP=[YR=2001] S2 E5 N6 E2 N8 W6 S12 W1 \$ E1 N12 E6 S8 W2 S8									
FGR=[YR=2001] S20 E20 N20 W11 N4 W3 S4 W6 \$ E6 N4 E3 S4 E11									
N44 W22 \$ E22 N10 \$.									