



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 Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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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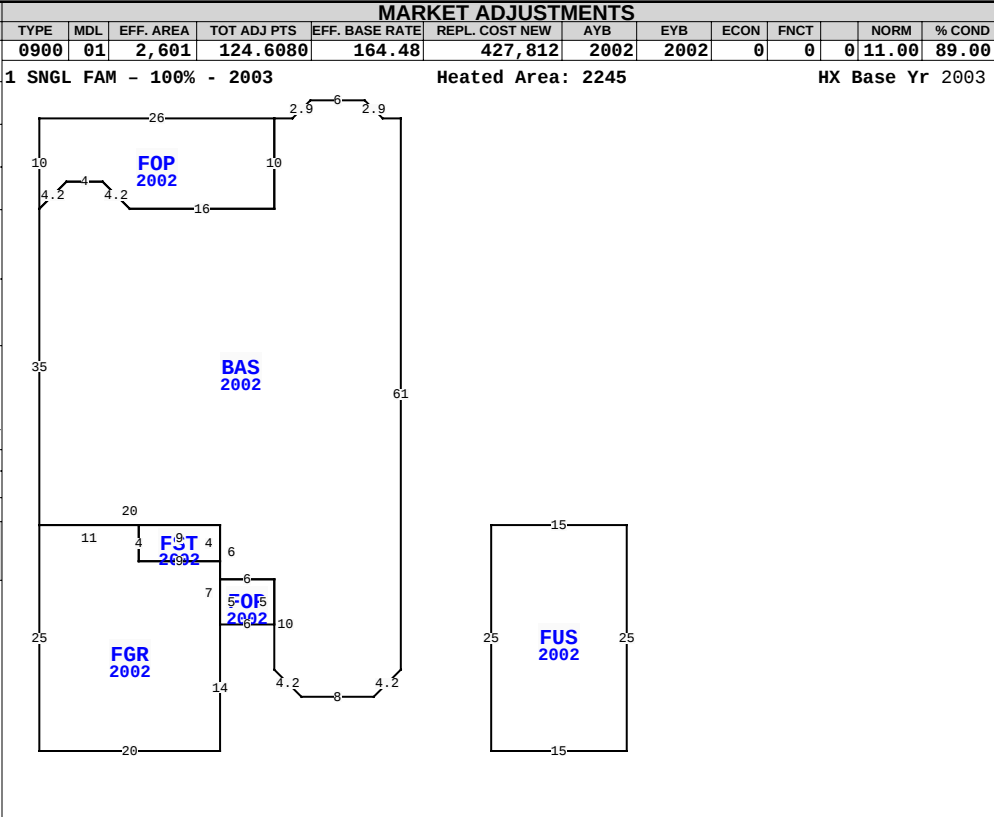
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2002	1,870	273,744
FGR	464	55	2002	255	37,328
FOP	30	30	2002	9	1,317
FOP	239	30	2002	72	10,540
FST	36	55	2002	20	2,928
FUS	375	100	2002	375	54,895

TOTALS	3,014			2,601	380,753
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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	19	3	57.00	SF	6.50
3	0810	CONCRETE A	0	100	57	16	912.00	SF	6.50
4	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50
5	1242	WD DECK A	0	100	8	4	32.00	SF	15.00
6	0819	CONC 12"	0	100	2	6	12.00	SF	9.50
7	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



421 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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2002	2002	3	80	296	
3	0810	CONCRETE A	0	100	57	16	912.00	SF	6.50	6.50	100	2002	2002	3	80	4,742	
4	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	80	109	
5	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96	
6	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2002	2002	3	80	91	
7	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00	32.00	100	2012	2012	3	81	5,054	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

TOTAL OB/XF										13,606							
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	1.05	250,000.00	262,500.00	262,500

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										380,753		
TOTAL LAND VALUE - MARKET										13,606		
TOTAL MARKET VALUE										262,500		
SOH/AGL Deduction										656,859		
ASSESSED VALUE										337,384		
TOTAL EXEMPTION VALUE										HX HB		
BASE TAXABLE VALUE										50,722		
TOTAL JUST VALUE										268,753		
NCON VALUE										656,859		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										570,747		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020282	XFOB	2,400	02/20/2002
20011723	NEW CONSTR	240,798	07/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1040/1546	2/28/2002	WD	Q	I		241,100

GRANTOR: BEAZER HOMES CORP									
GRANTEE: KANE JEFFREY B & RI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 FOP=[YR=2002] W26 S10 R3 U3 E4 D3 R3 E16 N10 \$ S10 W16 U3 L3 W4 D3 L3 S35 FGR=[YR=2002] S25 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 \$ N7 FST=[YR=2002] N4 W9 S4 E9 \$ W9 N4 W11 \$ E20 S6 E6 S10 R3 D3 E8 R3 U3 N61 \$ PTR= E10S45 FUS=[YR=2002] E15 S25 W15 N25 \$N45 W10 \$.									