LOT 24
OCEAN CAY PB 6/166

SCHRECKER LIVING TRUST/SCHRECKER IRIS TRUSTEE
419 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

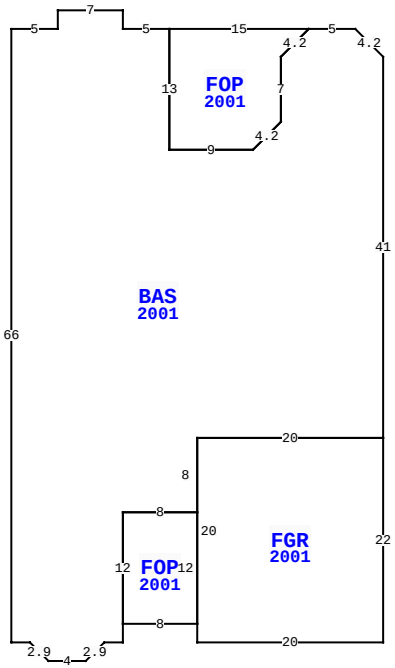
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,954	100	2001	1,954	285,436
FGR	440	55	2001	242	35,351
FOP	96	30	2001	29	4,236
FOP	156	30	2001	47	6,866
TOTALS	2,646			2,272	331,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	125.0480	165.06	375,016	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2006 Heated Area: 1954 HX Base Yr 2006



419 GEORGIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		331,889
TOTAL MARKET OB/XF VALUE		6,028
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		600,417
SOH/AGL Deduction		315,512
ASSESSED VALUE		284,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,183
TOTAL JUST VALUE		600,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004070	NEW CONSTR	210,000	09/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0929	4/04/2022	WD	U	I	11	100
GRANTOR: SCHRECKER IRIS						
GRANTEE: SCHRECKER LIVING TR						
0997/0099	7/11/2001	WD	Q	I		220,800
GRANTOR: PANITZ HOMES						
GRANTEE: SCHRECKER IRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] L3 U3 W5 FOP=[YR=2001] W15 S13 E9 R3 U3 N7 R3 U3 $ L3 D3 S7 D3 L3 W9N13 W5 N2 W7 S2 W5 S66 E2 R2 D2 E4 R2 U2 E2 N2 FOP=[YR=2001] E8 FGR=[YR=2001] S2 E20N22 W20 S20 $ N12 W8 S12 $ N12E8 N8 E20 N41 $.

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	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	2001	2001	3	79	90	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2001	2001	3	79	169	
4	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2001	2001	3	79	2,711	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
7	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 6,028

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	1.05	250,000.00	262,500.00	262,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS