LOT 25 IN OR 1006/1351
OCEAN CAY PB 6/166

MONROE CHARLES S II & JEANNE B
417 GEORGIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0025-0000

BUILDING CHARACTERISTICS

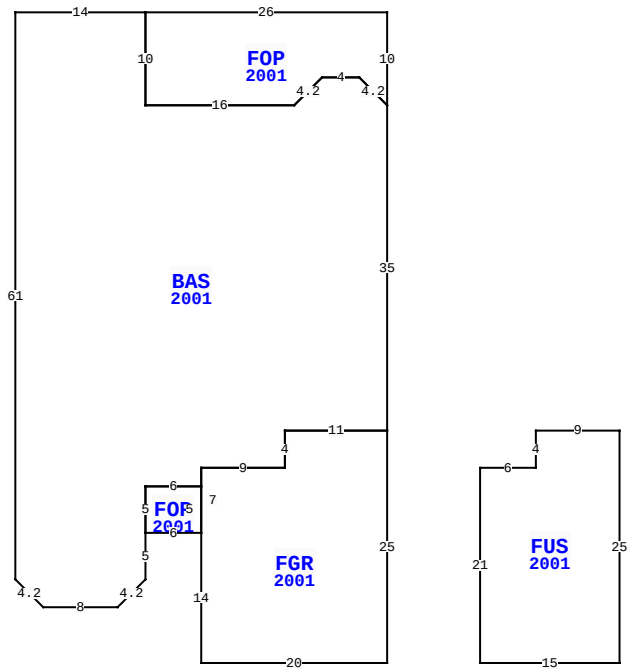
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2001	1,890	275,117
FGR	464	55	2001	255	37,119
FOP	30	30	2001	9	1,310
FOP	239	30	2001	72	10,481
FUS	351	100	2001	351	51,093
TOTALS	2,974			2,577	375,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,577	124.6080	164.48	423,865	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2003 Heated Area: 2241 HX Base Yr 2003



417 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		375,121
TOTAL MARKET OB/XF VALUE		21,509
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		659,130
SOH/AGL Deduction		336,285
ASSESSED VALUE		322,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,123
TOTAL JUST VALUE		659,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102044	H/AC	6,000	11/30/2010
20081847	GAS	300	12/29/2008
20081704	XFOB	3,600	11/18/2008
20081613	SWIM POOL	29,000	10/24/2008
20081614	OTHER	1,000	10/24/2008
20081615	ELEC OTHER	900	10/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1006/1351	9/07/2001	WD	Q	I		246,300

GRANTOR: BEAZER HOMES CORP
GRANTEE: MONROE CHARLES S II

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W26 BAS=[YR=2001] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 $ N5 W6 S5 $ N5 E6 N2 E9 N4 E11 N35 L3 U3 W4 L3 D3 W16 N10 $ S10 E16 U3 R3 E4 R3 D3 N10 $ PTR=E10S49 FUS=[YR=2001] E6 N4 E9 S25 W15 N21 $N49W10 $.

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	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2001	2001	3	79	385	
4	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	79	123	
5	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	79	2,547	
6	0861	POOL GUNIT	0	100	0	0	177.00	SF	85.00	85.00	100	2009	2009	3	52	7,823	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2009	2009	3	35	1,400	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	350	
9	0845	KOOL DECK	0	100	0	0	232.00	SF	13.27	13.27	100	2009	2009	3	89	2,739	
10	0462	ST/AL FNC	0	100	140	4	564.00	SF	10.00	10.00	100	2009	2009	3	52	2,933	

TOTAL OB/XF 21,324

LAND DESCRIPTION

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

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OCEAN CAY PB 6/166

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004557	NEW CONSTR	206,645	12/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: BEAZER HOMES CORP

GRANTEE: MONROE CHARLES S II

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INC DATE		AG DATE	

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
11	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2009	2009	3	89	185	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 185

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

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