LOT 26
IN OR 1396/1911
OCEAN CAY PB 6/166

THOMAS JUDY A
252 PINEHURST POINT DRIVE
SAINT AUGUSTINE, FL 32092

2025

00-00-31-152C-0026-0000

BUILDING CHARACTERISTICS

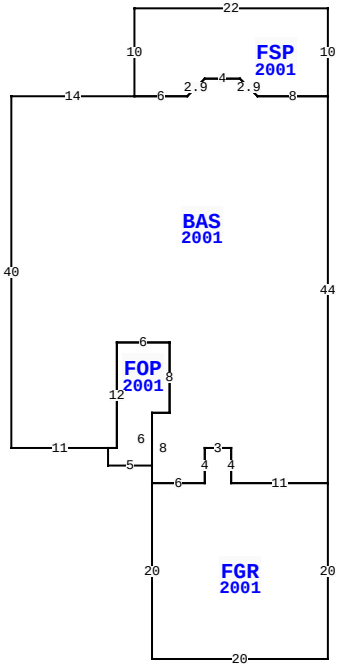
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,456	100	2001	1,456	220,782
FGR	412	55	2001	227	34,421
FOP	74	30	2001	22	3,336
FSP	208	40	2001	83	12,586
TOTALS	2,150			1,788	271,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,788	129.8000	171.34	306,356	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 1456 HX Base Yr



415 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	271,125
TOTAL MARKET OB/XF VALUE	7,649
TOTAL LAND VALUE - MARKET	262,500
TOTAL MARKET VALUE	541,274
SOH/AGL Deduction	48,404
ASSESSED VALUE	492,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,870
TOTAL JUST VALUE	541,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002700	NEW CONSTR	160,000	04/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1911	3/17/2006	WD	Q	I		389,000
GRANTOR: WESLEY GERALD L & DON						
GRANTEE: THOMAS JUDY A						
0969/1013	2/05/2001	WD	Q	I		181,000
GRANTOR: PANITZ HOMES						
GRANTEE: WESLEY GERALD L & D						

BUILDING NOTES

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 W8 U2 L2 W4 L2 D2 W6$ E6 R2 U2 E4 R2 D2 E8 N10 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	1242	WD DECK A	0	0	4	3	12.00	SF	15.00	15.00	100	2001	2001	3	20	36	
3	0810	CONCRETE A	0	0	0	0	910.00	SF	6.50	6.50	100	2001	2001	3	79	4,673	

LAND DESCRIPTION

TOTAL OB/XF 7,649

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	0	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