LOT 27
OCEAN CAY PB 6/166

MARTINAGE BERNARD
413 GEORGIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0027-0000

BUILDING CHARACTERISTICS

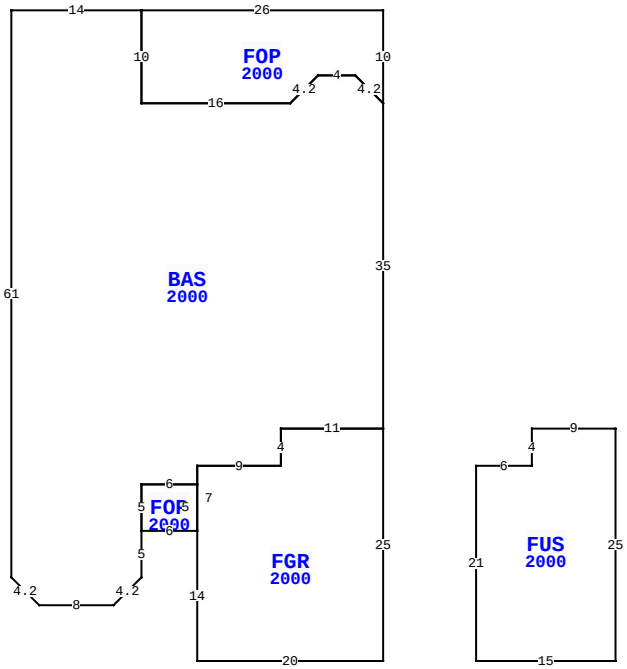
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2000	1,890	264,865
FGR	464	55	2000	255	35,735
FOP	30	30	2000	9	1,261
FOP	239	30	2000	72	10,090
FUS	351	100	2000	351	49,189
TOTALS	2,974			2,577	361,140

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	119.9616	158.35	408,068	2000	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2005 Heated Area: 2241 HX Base Yr 2005



413 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		361,140
TOTAL MARKET OB/XF VALUE		6,424
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		630,064
SOH/AGL Deduction		329,323
ASSESSED VALUE		300,741
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		245,019
TOTAL JUST VALUE		630,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120038	XFOB	0	01/11/2012
20041976	REMODEL	8,000	10/27/2004
2002352	NEW CONSTR	148,500	03/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1348	12/17/2018	QC	U	I	11	84,000
GRANTOR: MARTINAGE CINDY						
GRANTEE: MARTINAGE BERNARD &						
1208/1132	2/17/2004	WD	Q	I		325,000
GRANTOR: GRIFFIN ANTHONY E &						
GRANTEE: MARTINAGE CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W26 BAS=[YR=2000] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2000] E6 FGR=[YR=2000] S14 E20 N25 W11 S4 W9 S7 $ N5 W6 S5 $ N5 E6 N2 E9 N4 E11 N35 L3 U3 W4 D3 L3 W16 N10 $ S10 E16 U3 R3 E4 R3 D3 N10 $ PTR=E10S49 FUS=[YR=2000] E6 N4 E9 S25 W15 N21 $N49 W10 $.

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	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2000	2000	3	77	501	
3	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2000	2000	3	77	90	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	77	45	
5	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2000	2000	3	77	2,883	

LAND DESCRIPTION

TOTAL OB/XF 6,424

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