

LOT 28
IN OR 1833/99
OCEAN CAY PB 6/166

STEVENS FMLY TRUST/STEVENS ANNE B TRUSTEE
411 GEORGIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
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		2.5 100
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	1,416	100	2001	1,416	202,546
FEP	160	80	2011	128	18,309
FGR	462	55	2001	254	36,332
FOP	38	30	2001	11	1,574
FSP	266	40	2010	106	15,162
FUS	893	100	2001	893	127,735

TOTALS	3,235			2,808	401,659
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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	1242	WD DECK A	0	100	8	4	32.00	SF	15.00
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
4	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50
5	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,808	121.7568	160.72	451,302	2001	2002	0	0
1 SNGL FAM - 100% - 2007									
Heated Area: 2309									
HX Base Yr 2007									

411 GEORGIA AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
6,436									

Total Acres: 0.00	Total Land Value: 262,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					401,659				
TOTAL MARKET OB/XF VALUE					6,436				
TOTAL LAND VALUE - MARKET					262,500				
TOTAL MARKET VALUE					670,595				
SOH/AGL Deduction					347,796				
ASSESSED VALUE					322,799				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					272,077				
TOTAL JUST VALUE					670,595				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					583,267				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100732	ELEC OTHER	500	05/04/2010
20100469	ADDITION	4,000	03/19/2010
20012009	NEW CONSTR	65	09/10/2001
2002462	NEW CONSTR	146,500	03/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1833/0099	12/14/2012	QC	U	I	11	100	
GRANTOR: STEVENS ANNE B & RAND							
GRANTEE: STEVENS ANNE B & RA							
1833/0097	12/14/2012	QC	U	I	11	100	
GRANTOR: STEVENS ANNE B & RAND							
GRANTEE: STEVENS ANNE B & RA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W5 FSP=[YR=2010] N14W19S4 FEP=[YR=2011] W16 S10 E16N10S\$10E19 \$ W35 S36 FGR=[YR=2001] S22E21 N20 FOP=[YR=2001] E7 N2 W1 N4 W6 S6 \$ N2 W21 \$ E21 N4 E6 S4 E13 N36 \$ PTR= E15S18 FUS=[YR=2001] E25 U2 R2 N16 E13 S36 W13 N8 W11 S3 E5 S5 W21 N18 \$N18W15 \$.									