LOT 34
OCEAN CAY PB 6/166

**BRADSHAW DANIEL & CHRISTA L/E/**
2622 GEORGIA AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-152C-0034-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

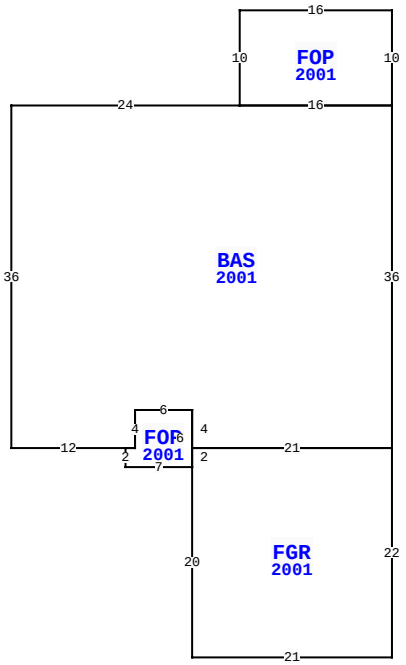
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 |
| NEIGHBORHOOD/LOC | 1081.00 | |

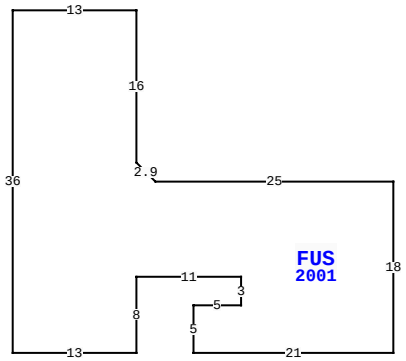
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,416 | 100 | 2001 | 1,416 | 205,944 |
| FGR | 462 | 55 | 2001 | 254 | 36,942 |
| FOP | 38 | 30 | 2001 | 11 | 1,600 |
| FOP | 160 | 30 | 2001 | 48 | 6,981 |
| FUS | 893 | 100 | 2001 | 893 | 129,879 |
| TOTALS | 2,969 | | | 2,622 | 381,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,622 | 124.5024 | 164.34 | 430,899 | 2001 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 2309 HX Base Yr 2024




2622 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 | | 381,346 |
| TOTAL MARKET OB/XF VALUE | | 6,870 |
| TOTAL LAND VALUE - MARKET | | 262,500 |
| TOTAL MARKET VALUE | | 650,716 |
| SOH/AGL Deduction | | 69,970 |
| ASSESSED VALUE | | 580,746 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 530,024 |
| TOTAL JUST VALUE | | 650,716 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 564,379 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2002465 | NEW CONSTR | 146,682 | 03/16/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2731/382 | 8/07/2024 | LE | U | I | 11 | 100 |
| GRANTOR: BRADSHAW DANIEL & CHR | | | | | | |
| GRANTEE: ERICKSON JOHN | | | | | | |
| 2645/911 | 6/02/2023 | WD | Q | I | 02 | 770,000 |
| GRANTOR: AUSTIN DAVID A L/E | | | | | | |
| GRANTEE: BRADSHAW DANIEL & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2001] W16 S10 BAS=[YR=2001] W24 S36 E12
FOP=[YR=2001] S2 E7 FGR=[YR=2001] S20 E21 N22 W21 S2 $ N6 W6 S4 W1 $ E1 N4 E6 S4 E21 N36 W16 $ E16 N10 $ PTR= E15
FUS=[YR=2001] E13 S16 R2 D2 E25S18 W21 N5 E5 N3 W11 S8 W13 N36 $ W15 $ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 30 | 4 | 120.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 616 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 38 | 16 | 608.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 3,122 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 4 | 7 | 28.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 20 | 84 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 7 | 3 | 21.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 108 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,870

| 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