LOT 36
OCEAN CAY PB 6/166

CLEMENTS SUZANNE
2627 GEORGIA AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-152C-0036-0000

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	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

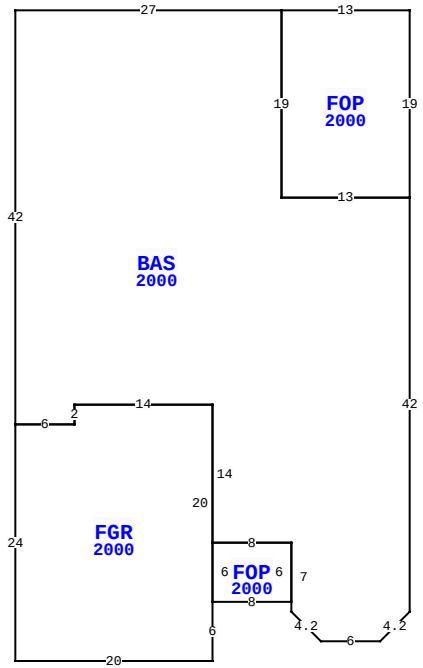
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	2000	1,756	253,751
FGR	508	55	2000	279	40,317
FOP	48	30	2000	14	2,023
FOP	247	30	2000	74	10,694
TOTALS	2,559			2,123	306,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,123	124.4012	164.21	348,618	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2004 Heated Area: 1756 HX Base Yr 2004



2627 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		306,784
TOTAL MARKET OB/XF VALUE		4,335
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		561,119
SOH/AGL Deduction		290,345
ASSESSED VALUE		270,774
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		215,052
TOTAL JUST VALUE		561,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120459	H/AC	3,000	03/20/2012
20010114	XFOB	1,500	01/25/2001
2003077	NEW CONSTR	179,167	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/1363	2/04/2020	QC	U	I	11	100
GRANTOR: WOLF RICHARD R & SUZA						
GRANTEE: WOLF RICHARD R & SU						
1198/0572	12/30/2003	WD	Q	I		249,000
GRANTOR: SHARPE PATRICK JOHN &						
GRANTEE: WOLF RICHARD & SUZA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W13 BAS=[YR=2000] W27 S42 FGR=[YR=2000] S24 E20 N6 FOP=[YR=2000] E8 N6W8S6$ N20W14S2W6$ E6N2E14 S14 E8 S7 R3 D3 E6 U3 R3 N42 W13 N19 $ S19 E13 N19 $.

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	0810	CONCRETE A	0	100	47	16	752.00	SF	6.50	6.50	100	2000	2000	3	77	3,764	
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2000	2000	3	77	521	
3	1242	WD DECK A	0	100	3	4	12.00	SF	15.00	15.00	100	2000	2000	3	20	36	
4	1243	WD DECK F	0	100	3	3	9.00	SF	8.00	8.00	100	2000	2000	3	20	14	

LAND DESCRIPTION

TOTAL OB/XF 4,335

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	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS