LOT 14
OCEANSIDE SUB PB 4/68

LEITCH JAMES TAYLOR/CASEY CATHERINE JO
1200 CATALINA BAY BLVD
GRANBURY, TX 76048

2025

00-00-31-1550-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

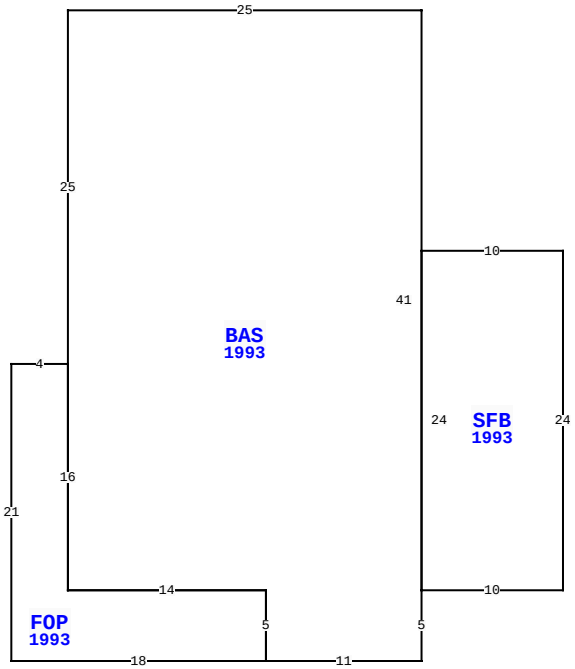
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	150,110
FOP	154	30	1993	46	6,393
SFB	240	80	1993	192	26,687
TOTALS	1,474			1,318	183,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,318	119.3556	157.55	207,651	1991	2000	0	0	0	11.78	88.22

1 SNGL FAM – 0% - 0 Heated Area: 1272 HX Base Yr



2705 ALLAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,190
TOTAL MARKET OB/XF VALUE	6,042
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	489,232
SOH/AGL Deduction	163,249
ASSESSED VALUE	325,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,983
TOTAL JUST VALUE	489,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959450	ADDITION	1,500	11/27/1995
6573	NEW CONSTR	8,000	05/31/1991
5964	NEW CONSTR	37,910	05/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1409	3/04/2025	WD	Q	I	01	693,600
GRANTOR: MARSH LYLE L III						
GRANTEE: LEITCH JAMES TAYLOR						
2430/1036	1/26/2021	QC	U	I	11	100
GRANTOR: MARSH LYLE L III						
GRANTEE: MARSH LYLE L III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S25 FOP=[YR=1993] W4 S21 E18 N5 W14 N16$ S16 E14 S5 E11 N5 SFB=[YR=1993] E10 N24 W10 S24$ N41$.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	532.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,646	
3	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	1995	1995	3	68	849	
4	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1995	1995	3	68	1,167	

LAND DESCRIPTION

TOTAL OB/XF 6,042

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS