LOT 14
OCEAN VIEW ESTATES PB 6/25-26

DIXON JAYNE T/TOWNS HUNTER E
727 UNION CHURCH RD
ALAMO, GA 30411

2025

00-00-31-156E-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

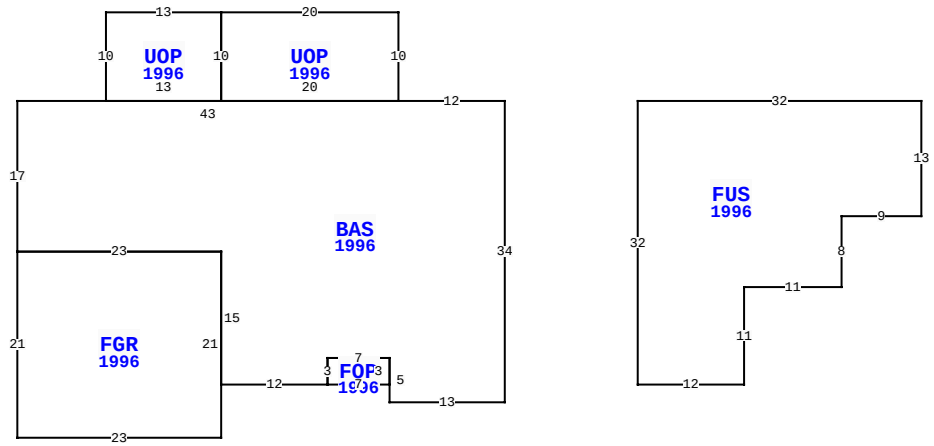
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,420	100	1996	1,420	190,174
FGR	483	55	1996	266	35,624
FOP	21	30	1996	6	804
FUS	732	100	1996	732	98,033
UOP	130	20	1996	26	3,482
UOP	200	20	1996	40	5,357
TOTALS	2,986			2,490	333,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	117.7440	155.42	386,996	1996	1996	0	0	0	13.83	86.17

1 SNGL FAM – 0% - 0 Heated Area: 2152 HX Base Yr



BLD DATE	02/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

864 ATLANTIC VIEW DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	333,474
TOTAL MARKET OB/XF VALUE	5,233
TOTAL LAND VALUE - MARKET	445,500
TOTAL MARKET VALUE	784,207
SOH/AGL Deduction	184,507
ASSESSED VALUE	599,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,700
TOTAL JUST VALUE	784,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121575	H/AC	4,000	08/03/2012
20061631	H/AC	2,075	07/10/2006
9691	ADDITION	2,600	03/21/1997
9499	NEW CONSTR	114,969	12/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/0176	4/13/2020	WD	U	I	30	290,000
GRANTOR: TOWNS R E JR						
GRANTEE: DIXON JAYNE T & HUN						
0819/0950	1/12/1998	WD	U	I	21	150,000
GRANTOR: OWENS WILLIAM P III						
GRANTEE: TOWNS R E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 UOP=[YR=1996] N10 W20 UOP=[YR=1996] W13 S10 E13 N10$ S10 E20$ W43 S17 FGR=[YR=1996] S21 E23 N21 W23 $ E23 S15 E12 FOP=[YR=1996] E7 N3 W7 S3 $ N3 E7 S5E13 N34 $ PTR= E15 FUS=[YR=1996] E32S13 W9 S8 W11 S11 W12 N32 $ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	1996	1996	3	70	2,635	
3	0825	BRICK	0	0	25	3	75.00	SF	12.50	12.50	100	1996	1996	3	91	853	
4	0825	BRICK	0	0	6	3	18.00	SF	12.50	12.50	100	1996	1996	3	91	205	

LAND DESCRIPTION

TOTAL OB/XF 5,233

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	405,000.00	445,500.00	445,500							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 445,500 Market: 0 Agricultural: 0 Common: 445,500 PRINTED 07/30/2025 BY SYS