BLOCK 11 PT OF LOT 7
IN OR 2372/1278
THE PARK PB 4/28

GLEATON MICHAEL T & MELISSA O
241 W PENINSULA DR
BRUNSWICK, GA 31523

2025

00-00-31-1630-0011-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

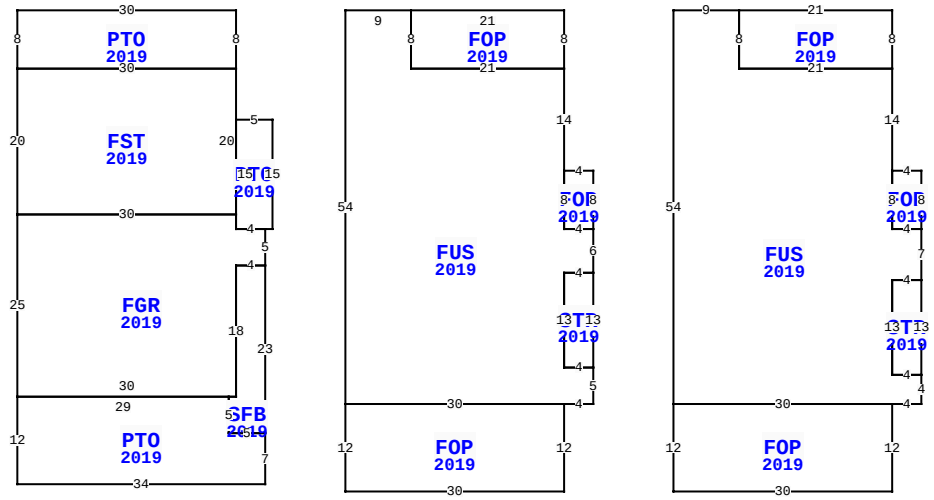
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	770	55	2019	424	81,442
FOP	32	30	2019	10	1,921
FOP	32	30	2019	10	1,921
FOP	168	30	2019	50	9,604
FOP	168	30	2019	50	9,604
FOP	360	30	2019	108	20,745
FOP	360	30	2019	108	20,745
FST	600	55	2019	330	63,386
FUS	1,496	100	2019	1,496	287,352
FUS	1,496	100	2019	1,496	287,352
TOTALS	6,381			4,205	807,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,205	124.0536	196.00	824,180	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 3070 HX Base Yr



** This building has 16 Sub-Areas

1563 LISA AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

L N	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	0855	CONC PAVER	0	0	0	0	1,350.00	SF	10.00	10.00	100	2019	2019	3	97	13,095	
2	0855	CONC PAVER	0	0	0	0	280.00	SF	10.00	10.00	100	2019	2019	3	97	2,716	
3	0861	POOL GUNIT	0	0	0	0	327.00	SF	85.00	85.00	100	2024	2023		98	27,239	
4	0855	CONC PAVER	0	0	0	0	550.00	SF	10.00	10.00	100	2024	2023		100	5,500	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	807,696
TOTAL MARKET OB/XF VALUE	50,490
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,258,186
SOH/AGL Deduction	92,976
ASSESSED VALUE	1,165,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,165,210
TOTAL JUST VALUE	1,258,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,221,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222092	SWIM POOL	0	06/07/2022
20181627	NEW CONSTR	449,702	05/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1278	6/29/2020	WD	Q	I	01	871,000
GRANTOR: OCEAN VIEW HOLDINGS L						
GRANTEE: GLEATON MICHAEL T &						
2371/0603	6/24/2020	WD	U	I	11	100
GRANTOR: RED BEARD HOLDINGS LL						
GRANTEE: OCEAN VIEW HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W30 S8 FST=[YR=2019] S20 FGR=[YR=2019] S25 PTO=[YR=2019] S12 E34 N7 SFB=[YR=2019] N23 W4 S18 W1 S5 E5$ W5 N5 W29$ E30 N18 E4 N5 PTO=[YR=2019] E1 N15 W5 S15 E4$ W4 N2 W30$ E30 N20 W30$ E30 N8$ PTR=E15 FUS=[YR=2019] E9 FOP=[YR=2019] E21 S8 W21 N8$ S8 E21 S14 FOP=[YR=2019] E4 S8 W4 N8$ S8 E4 S6 STR=[YR=2019] S13 W4 N13 E4$ W4 S13 E4 S5 W4 FOP=[YR=2019] S12 W30 N12 E30$ W30 N54$ W15$ PTR=E60 FUS=[YR=2019] E9 FOP=[YR=2019] E21 S8 W21 N8$ S8 E21 S14 FOP=[YR=2019] E4 S8 W4 N8$ S8 E4 S7 STR=[YR=2019] S13 W4 N13 E4$ W4 S13 E4 S4 W4 FOP=[YR=2019] S12 W30 N12 E30$ W30 N54$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 50,490

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 03/08/2024 BY HSA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS