BLK 11 PT OF LOTS 1,2,3 & 4
IN OR 1924/1527
SEAVIEW SUB PBK 1/7

COLEY GLORIA A
4100 BRUNSWICK HWY
WAYCROSS, GA 31503

2025

00-00-31-1680-0011-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

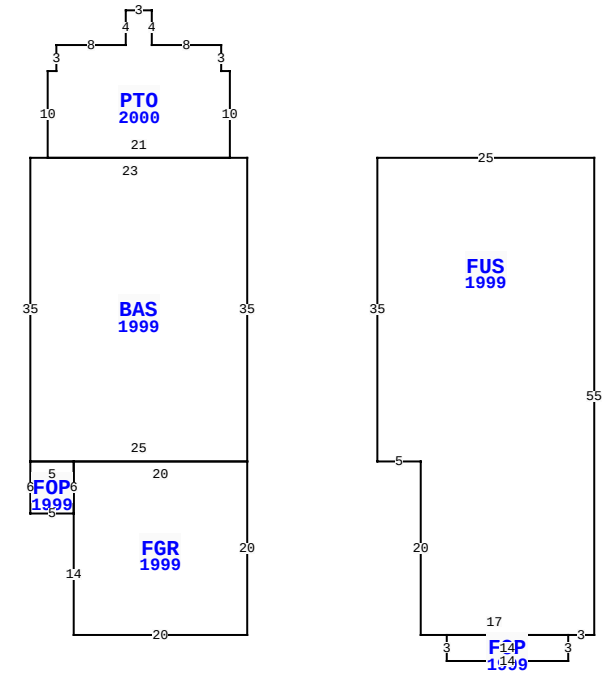
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1059.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1999	875	108,252
FGR	400	55	1999	220	27,218
FOP	30	30	1999	9	1,114
FOP	42	30	1999	13	1,608
FUS	1,275	100	1999	1,275	157,738
PTO	279	5	2000	14	1,732
TOTALS	2,901			2,406	297,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,406	141.3866	141.39	340,184	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2150 HX Base Yr



2862 MANTANZAS AVE, 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	297,661
TOTAL MARKET OB/XF VALUE	4,138
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	526,799
SOH/AGL Deduction	4,688
ASSESSED VALUE	522,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,111
TOTAL JUST VALUE	526,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	474,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121456	ROOF	6,100	07/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1527	5/15/2014	QC	U	I	11	100
GRANTOR: COLEY INVESTMENTS LLC						
GRANTEE: COLEY GLORIA A						
1799/1848	6/07/2012	QC	U	I	11	100
GRANTOR: COLEY CHARLES C & GLO						
GRANTEE: COLEY INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 PTO=[YR=2000] N10 W1 N3 W8 N4 W3 S4 W8 S3 W1 S10 E21 $ W23 S35 FOP=[YR=1999] S6 E5 FGR=[YR=1999] S14 E20 N20 W20 S6 $ N6 W5 $ E25 N35 $ PTR= E15 FUS=[YR=1999] E25 S55 W3 FOP=[YR=1999] S3 W14 N3 E14 $ W17 N20 W5 N35 $ 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	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	1999	1999	3	75	2,379	
2	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	1999	1999	3	75	307	
3	1126	CB/STC 8"	0	0	0	0	80.00	SF	8.00	8.00	100	1999	1999	3	75	480	
4	0444	BOX FNC 4'	0	0	0	0	16.00	LF	6.50	6.50	100	1999	1999	3	20	21	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	45	135	
6	1126	CB/STC 8"	0	0	0	0	136.00	SF	8.00	8.00	100	1999	1999	3	75	816	

LAND DESCRIPTION

TOTAL OB/XF 4,138

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	0006	R-3	25.00	100.00	25.00	FF	1	1.00	1.00	1.20	7,500.00	9,000.00	225,000							

REVIEW DATE 11/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS