BLOCK 16 LOT E 1/5 OF 2 &
LOT 26
CITY OF FDNA BEACH

EAST MARY ANN/EAST JOSEPH E
PO BOX 1265
KINGSLAND, GA 31548

2025

00-00-31-1800-0016-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

N 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,625
TOTAL MARKET VALUE	130,625
SOH/AGL Deduction	9,625
ASSESSED VALUE	121,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,000
TOTAL JUST VALUE	130,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141664	DEMOPOOL	1,500	07/29/2014
20070498	XFOB	450	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/948	6/07/2023	WD	Q	I	05	977,400
GRANTOR: ROARK DENIS JOEL & KA						
GRANTEE: EAST MARY ANN &						
1854/0483	4/29/2013	WD	Q	I	02	400,000
GRANTOR: GUNN ARTHUR CARL						
GRANTEE: ROARK DENIS JOEL &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-2	25.00	125.00	25.00	FF		1.00	1.00	1.10	4,750.00	5,225.00	130,625							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 130,625 Market: 0 Agricultural: 0 Common: 130,625 PRINTED 07/30/2025 BY SYS