BLOCK 16 LOTS 23 24 & 25
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0016-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

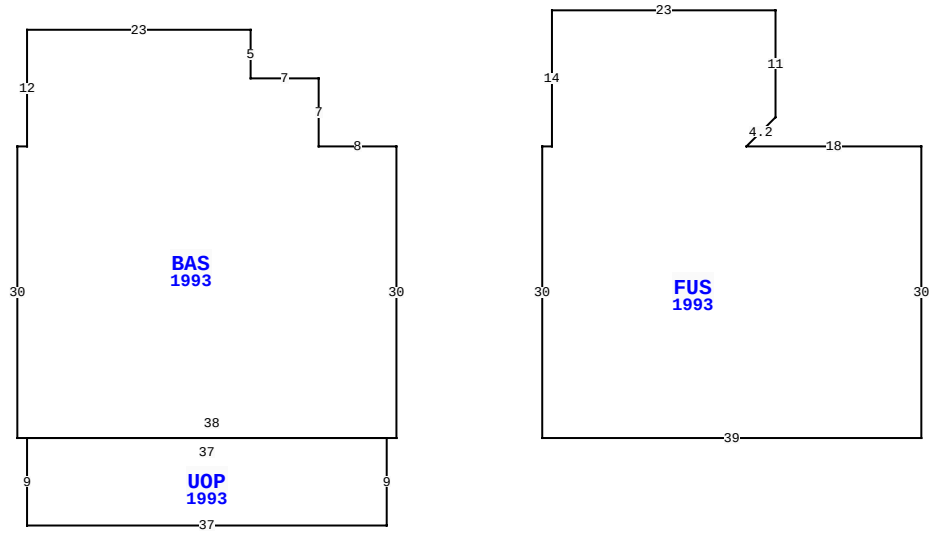
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1993	1,495	226,816
FUS	1,488	100	1993	1,488	225,754
UOP	333	20	1993	67	10,165
TOTALS	3,316			3,050	462,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,050	117.1000	185.02	564,311	1901	1980	0	0	0	18.00	82.00

1 SFR CUST – 0% - 2024 Heated Area: 2983 HX Base Yr



213 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	462,735
TOTAL MARKET OB/XF VALUE	15,838
TOTAL LAND VALUE - MARKET	356,250
TOTAL MARKET VALUE	834,823
SOH/AGL Deduction	2,488
ASSESSED VALUE	832,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	832,335
TOTAL JUST VALUE	834,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141664	DEMOPOOL	0	07/29/2014
20111902	METER CAN REPLACE	450	10/21/2011
20070566	FENCE	0	03/30/2007
20070498	FENCE	0	03/14/2007
20042443	FENCE	4,000	12/30/2004
983781	WROUGHT IRON FENC	6,000	05/22/1998

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

BAS=[YR=1993] W8 N7 W7 N5 W23 S12 W1 S30 E1 UOP=[YR=1993] S9 E37 N9 W37 $ E38 N30 $ PTR= E15 FUS=[YR=1993] E1 N14 E23 S11 D3 L3 E18 S30 W39 N30 $ 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	0940	SHEDS/PORT	0	0	5	18	108.00	SF	30.00	30.00	100	1985	1985	3	20	648	
2	0350	CARPORT WD	0	0	18	18	324.00	SF	13.00	13.00	100	1994	1994	3	20	842	
3	1242	WD DECK A	0	0	7	8	56.00	SF	10.00	10.00	100	1990	1990	3	20	112	
4	1242	WD DECK A	0	0	3	13	39.00	SF	10.00	10.00	100	1994	1994	3	20	78	
5	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	1986	1986	3	47	428	
6	0858	SCULP CONC	0	0	0	0	120.00	SF	11.70	11.70	100	1997	1997	3	91	1,278	
7	0858	SCULP CONC	0	0	0	0	988.00	SF	13.00	13.00	100	1997	1997	3	91	11,688	
8	0819	CONC 12"	0	0	5	12	60.00	SF	9.50	9.50	100	1960	1960	3	20	114	
9	0462	ST/AL FNC	0	0	65	4	260.00	SF	10.00	10.00	100	1998	1998	3	25	650	

LAND DESCRIPTION

TOTAL OB/XF 15,838

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	356,250							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 356,250 Market: 0 Agricultural: 0 Common: 356,250 PRINTED 07/30/2025 BY SYS