

BLOCK 20 LOTS 1 16 PT OF  
15(15X65 W SIDE)  
& N5'OF S65'OF W10'OF E35'OF

CENTRAL AVENUE INVESTMENTS OF WARE COUNTY LLC  
1006 WOOD VALLEY ROAD  
WAYCROSS, GA 31503

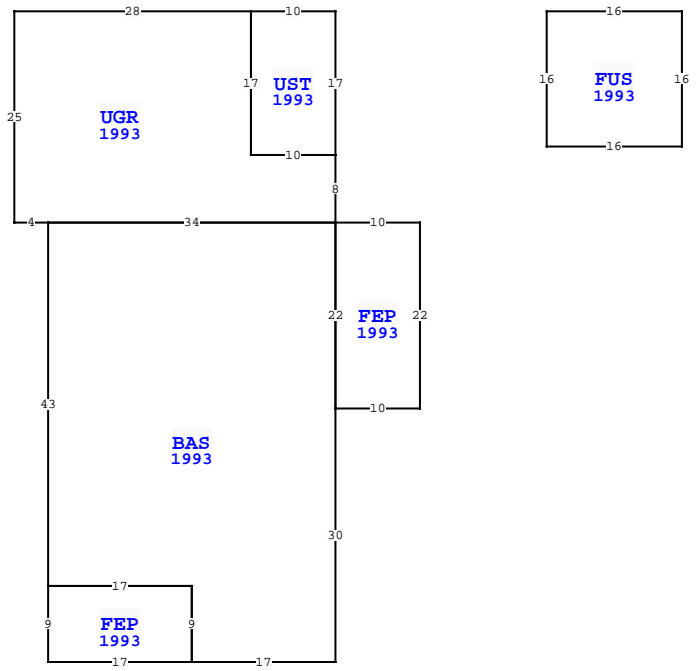
2025

00-00-31-1800-0020-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,596	100.8000	100.80	261,677	1930	1930	0	0	0	47.00	53.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1871 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	1993	1,615	86,280
FEP	153	80	1993	122	6,518
FEP	220	80	1993	176	9,403
FUS	256	100	1993	256	13,677
UGR	780	45	1993	351	18,752
UST	170	45	1993	76	4,060
TOTALS	3,194			2,596	138,689

304 CALHOUN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2025	MLU
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	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100	1988	1988	3	52	311	
2	0810	CONCRETE A	0	0	13	16	208.00	SF	6.50	6.50	100	1970	1970	3	20	270	
3	0511	GARAGE CB-	0	0	21	14	294.00	SF	40.00	40.00	100	1989	1989	3	54.5	6,409	

TOTAL OB/XF 6,990

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			138,689
TOTAL MARKET OB/XF VALUE			6,990
TOTAL LAND VALUE - MARKET			475,000
TOTAL MARKET VALUE			620,679
SOH/AGL Deduction			70,338
ASSESSED VALUE			550,341
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			550,341
TOTAL JUST VALUE			620,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7165	REMODEL	4,000	07/01/1992
5123	PUMPHOUSE & TOOL	3,000	12/06/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/1809	2/27/2025	WD Q	Q	I	01	735,000

GRANTOR: SALT MARSH ERNEST O II  
GRANTEE: CENTRAL AVENUE INVE  
2564/1841 5/17/2022 WD Q I 01 590,000  
GRANTOR: BENNETT CECIL A SR  
GRANTEE: SALT MARSH ERNEST O

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=1993] W10 UGR=[YR=1993] W28 S25 E4 BAS=[YR=1993] S43 FEP=[YR=1993] S9 E17 N9 W17 \$ E17 S9 E17 N30 FEP=[YR=1993] E10 N22 W10 S22 \$ N22 W34 \$ E34 N8 W10 N17 \$ S17 E10 N17 \$ PTR= E25 FUS=[YR=1993] E16 S16 W16 N16 \$ W25 \$ .