BLOCK 156 LOTS 27 28 29 30
31 & 32 PT OR 1500/927
CITY OF FDNA BEACH

ONEAL TYLER SR FAMILY IRREVOCABLE TRUST/TYLER ONEA
504 NORTH DONAR DRIVE
COLUMBIA, SC 29229

2025

00-00-31-1800-0156-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

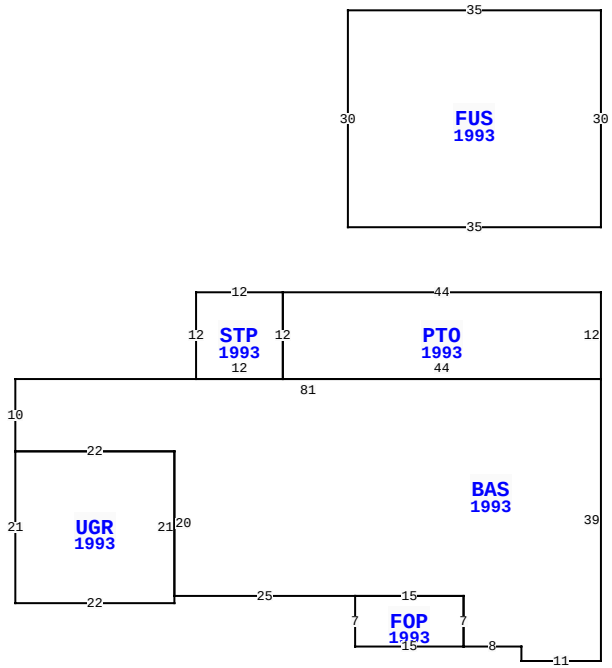
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	1993	2,145	192,158
FOP	105	30	1993	32	2,866
FUS	1,050	100	1993	1,050	94,064
PTO	528	5	1993	26	2,329
STP	144	10	1993	14	1,254
UGR	462	45	1993	208	18,633
TOTALS	4,434			3,475	311,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,475	96.1308	126.89	440,943	1966	1985	0	0	0	29.40	70.60

1 SNGL FAM – 0% - 0 Heated Area: 3195 HX Base Yr



1012 GUM ST, 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	311,306
TOTAL MARKET OB/XF VALUE	5,706
TOTAL LAND VALUE - MARKET	283,500
TOTAL MARKET VALUE	600,512
SOH/AGL Deduction	205,359
ASSESSED VALUE	395,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,153
TOTAL JUST VALUE	600,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/0927	5/22/2007	QC	U	I	07	100
GRANTOR: TYLER ONEAL JR ETAL						
GRANTEE: TYLER ONEAL JR TRUS						
1232/0255	5/20/2004	QC	Q	I	01	100
GRANTOR: ONEAL TYLER JR & MELV						
GRANTEE: ONEAL TYLER SR FAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N39 PTO=[YR=1993] N12W44 STP=[YR=1993] W12S12E12N12$S12E44$ W81S10 UGR=[YR=1993] S21E22N21W22$ E22S20E25 FOP=[YR=1993] S7E15N7W15$ E15S7E8S2E11$ PTR=N60 FUS=[YR=1993] N30W35S30E35$ S60$.

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	0810	CONCRETE A	0	0	16	14	224.00	SF	6.50	6.50	100	1966	1966	3	20	291	
2	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	1966	1966	3	20	156	
3	0810	CONCRETE A	0	0	30	31	930.00	SF	6.50	6.50	100	2007	2007	3	87	5,259	

LAND DESCRIPTION

TOTAL OB/XF 5,706

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-2	150.00	100.00	150.00	FF		1.00	1.00	0.70	2,700.00	1,890.00	283,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 283,500 Market: 0 Agricultural: 0 Common: 283,500 PRINTED 07/30/2025 BY SYS