BLK 263 S1/2 OF LOT 2 &
N71 FT OF LOT 3
IN OR 2095/1953

LOCKAMY JOHN JOSEPH/LOCKAMY PETER ANTHONY
8224 DANBURY COURT
NORFOLK, VA 23518

2025

00-00-31-1800-0263-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

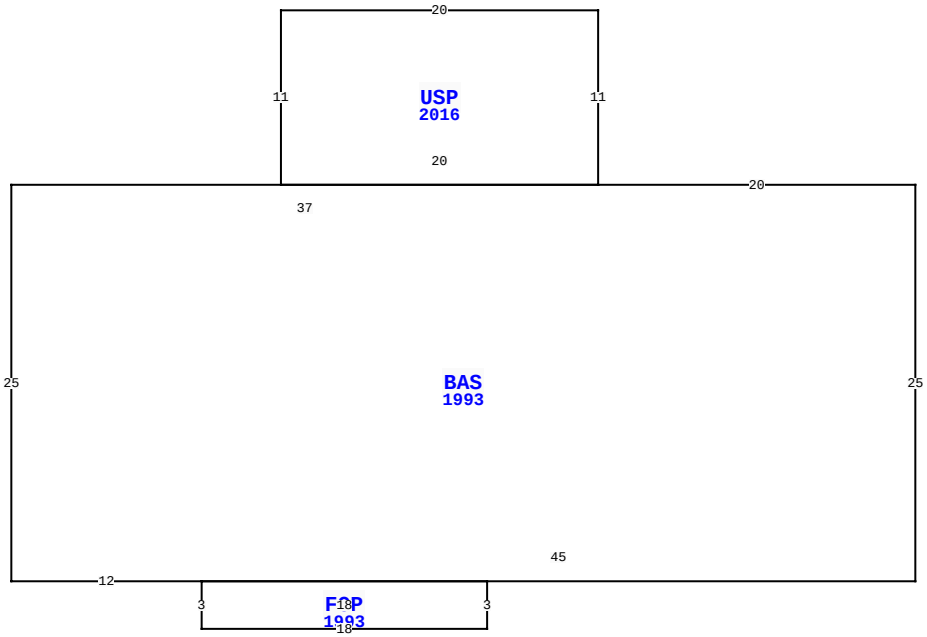
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1993	1,425	137,032
FOP	54	30	1993	16	1,539
USP	220	30	2016	66	6,347
TOTALS	1,699			1,507	144,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,507	131.7330	131.73	198,517	1977	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1425 HX Base Yr



632 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,917
TOTAL MARKET OB/XF VALUE	3,004
TOTAL LAND VALUE - MARKET	345,400
TOTAL MARKET VALUE	493,321
SOH/AGL Deduction	109,660
ASSESSED VALUE	383,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,661
TOTAL JUST VALUE	493,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111835	ELEC OTHER	800	10/11/2011
20041168	REPAIR/RRF	3,000	06/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1953	9/14/2016	WD	U	I	11	100
GRANTOR: DOUGHERTY RONALD W &						
GRANTEE: LOCKAMY JOHN JOSEPH						
2072/0857	9/14/2016	WD	Q	I	01	222,500
GRANTOR: DOUGHERTY RONALD W &						
GRANTEE: LOCKAMY JOHN JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2016] N11 W20 S11 E20$ W37 S25 E12
FOP=[YR=1993] S3E18 N3 W18 $ E45 N25 $.

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	10	76	760.00	SF	5.20	5.20	100	1977	1977	3	27	1,067	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
3	0351	CARPORT MT	0	0	21	20	420.00	SF	6.60	6.60	100	1991	1991	3	20	554	
4	0810	CONCRETE A	0	0	3	10	30.00	SF	6.50	6.50	100	1977	1977	3	27	53	

LAND DESCRIPTION

TOTAL OB/XF 3,004

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-1	157.00	230.00	157.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	345,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 345,400 Market: 0 Agricultural: 0 Common: 345,400 PRINTED 07/30/2025 BY SYS