BLOCK 288 LOT 1
CITY OF FDNA BEACH

COARSEY DELA LEIGH
502 GUM STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0288-0010

BUILDING CHARACTERISTICS

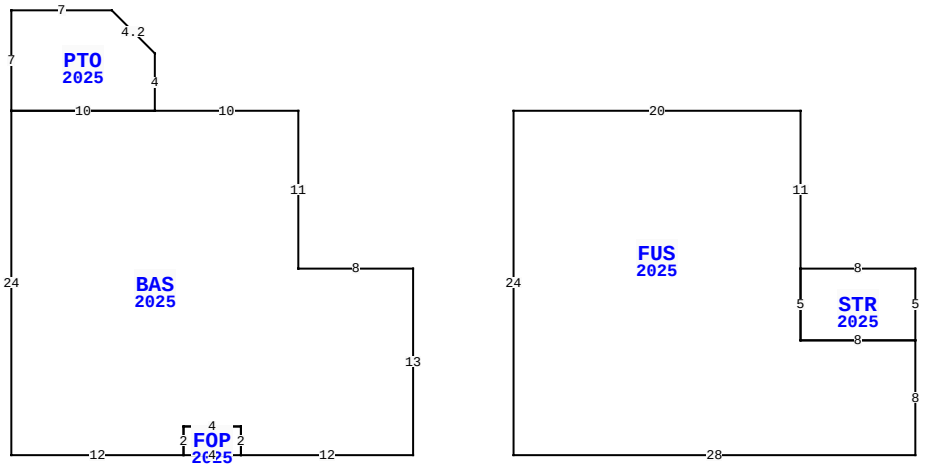
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2025	576	107,464
FOP	8	30	2025	2	373
FUS	544	100	2025	544	101,494
PTO	66	5	2025	3	560
STR	40	10	2025	4	746
TOTALS	1,234			1,129	210,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,129	118.0840	186.57	210,638	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 1120 HX Base Yr



502 GUM ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,638
TOTAL MARKET OB/XF VALUE	4,758
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	427,896
SOH/AGL Deduction	0
ASSESSED VALUE	427,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,896
TOTAL JUST VALUE	427,896
NCON VALUE	215,396
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	BATHROOM RENOVATI	0	05/06/2025
BLDR-2023-0	SFR		11/15/2023
20162213	DEMOSHED	200	08/12/2016
20040206	3.5 TON H/AC	5,000	02/04/2004
984119	SIDING/BATHRM REM	2,500	08/17/1998
6231	XFOB	1,000	10/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/1408	1/31/2025	WD	Q	I	01	435,000
GRANTOR: ARTISAN RE PARTNERS L						
GRANTEE: COARSEY DELA LEIGH						
2645/530	5/31/2023	WD	U	V	37	25,000
GRANTOR: HIGGS FAMILY JOINT RE						
GRANTEE: ARTISAN RE PARTNERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-40,0] W10 W10 S24 E12 N2 E4 S2 E12 N13 W8 N11 $
FUS=[YR=2025;ORIG=-25,0] S24 E28 N8 W8 N5 N11 W20 $
STR=[YR=2025;ORIG=-5,11] E8 S5 W8 N5 $
FOP=[YR=2025;ORIG=-48,22] E4 S2 W4 N2 $
PTO=[YR=2025;ORIG=-60,0] E10 N4 U3L3 W7 S7 $
.

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	0	0	732.00	SF	6.50	6.50	100	2025	2024		100	4,758	

LAND DESCRIPTION

TOTAL OB/XF 4,758

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	100.00	100.00	100.00	FF		1.00	1.00	0.50	4,250.00	2,125.00	212,500							

REVIEW DATE 06/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS