BLK 27 LOT 2
IN OR 1142/890
ASKINS OCEAN CITY BEACH R/P OF

JABALEY REBECCA H
507 HARRIS CREEK RD SW
CLEVELAND, TN 37311

2026

00-00-31-1041-0027-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

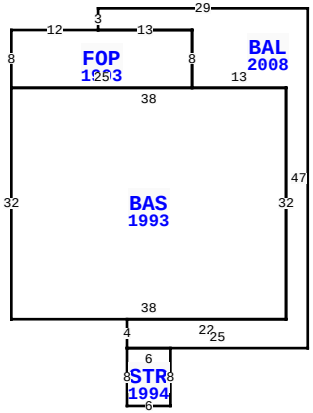
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 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	1051.00	

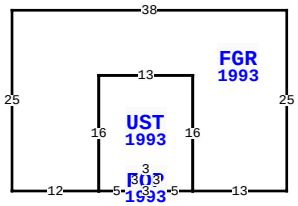
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	411	15	2008	62	9,710
BAS	1,216	100	1993	1,216	190,451
FGR	742	55	1993	408	63,901
FOP	9	30	1993	3	470
FOP	200	30	1993	60	9,398
STR	48	10	1994	5	783
UST	199	45	1993	90	14,096
TOTALS	2,825			1,844	288,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,844	111.0000	184.26	339,775	1984	1995	0	0	0	15.00	85.00

1 SFR CUST 0% - 0 Heated Area: 1216 HX Base Yr





884 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,809
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,338,809
SOH/AGL Deduction	81,716
ASSESSED VALUE	1,257,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,257,093
TOTAL JUST VALUE	1,338,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,230,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1578	DEMO EXISTING HOM	1,800,000	02/13/2026
2026-0001	WHOLE HOUSE DEMO	27,800	01/26/2026
20101343	H/AC	4,000	08/12/2010
20100350	REPAIR/RRF	4,000	02/24/2010
20091444	OTHER	500	10/21/2009
20062368	REPAIR/RRF	1,500	10/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1142/0890	6/04/2003	WD	Q	I		600,000
GRANTOR: LAUERMAN JAMES R & BA						
GRANTEE: JABALEY REBECCA H						
0847/1359	9/04/1998	WD	Q	I		225,000
GRANTOR: LUKAS GEORGE K & ADIN						
GRANTEE: LAUERMAN JAMES R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2008] W29S3 FOP=[YR=1993] W12 S8 BAS=[YR=1993] S32 E38 N32 W38$ E25 N8W13$E13 S8 E13 S32 W22 S4 STR=[YR=1994] S8E6N8W6$ E25N47$ PTR= S65 FGR=[YR=1993] W38S25 E12 UST=[YR=1993] E5 FOP=[YR=1993] E3 N3 W3 S3 $ N3 E3 S3E5 N16 W13 S16$ N16 E13S16E13N25$ N65$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS