BLOCK J LOTS 3 4 5 & PT OF
ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

RWAY MANAGEMENT COMPANY LLC
197 POSEY ROAD
BLAIRSVILLE, GA 30512

2026

00-00-31-1120-000J-0030

BUILDING CHARACTERISTICS

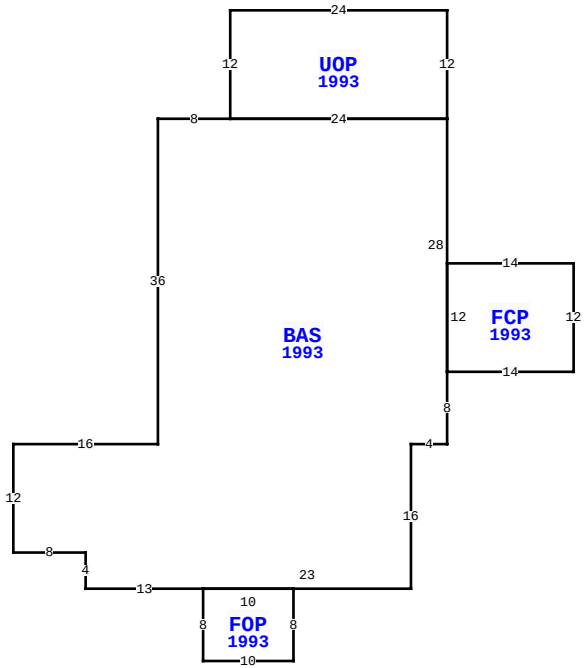
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1993	1,824	168,148
FCP	168	25	1993	42	3,872
FOP	80	30	1993	24	2,213
UOP	288	20	1993	58	5,347
TOTALS	2,360			1,948	179,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	113.2880	118.95	231,715	1926	1980	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 0 Heated Area: 1824 HX Base Yr



2206 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	314,887
TOTAL MARKET OB/XF VALUE	1,519
TOTAL LAND VALUE - MARKET	460,000
TOTAL MARKET VALUE	776,406
SOH/AGL Deduction	174,007
ASSESSED VALUE	602,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,399
TOTAL JUST VALUE	776,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111159	ELEC OTHER	900	07/15/2011
20101752	REPAIR/RRF	6,000	10/12/2010
20060730	H/AC	3,000	04/12/2006
6452	REPAIR/RRF	1,720	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/0717	8/08/2013	WD	U	I	11	100
GRANTOR: REED JAMES ALLEN & ME						
GRANTEE: RWAY MANAGEMENT COM						
0781/1905	1/13/1997	WD	Q	I		124,500
GRANTOR: LONG H VERNON JR & MA						
GRANTEE: REED JAMES ALLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W24 S12 BAS=[YR=1993] W8 S36 W16 S12 E8 S4
E13 FOP=[YR=1993] S8 E10 N8 W10 $ E23 N16 E4 N8
FCP=[YR=1993] E14 N12 W14 S12 $ N28 W24 $ E24 N12 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
5	1241	WD DECK G	0	0	7	4	28.00	UT	11.50	11.50	100	2001	2001	3	27	87	
6	0940	SHEDS/PORT	0	0	0	0	122.00	SF	30.00	30.00	100	2001	2001	3	20	732	

LAND DESCRIPTION

TOTAL OB/XF 1,519

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	000800	C	MULTI-FAMILY	0		R-1	125.00	147.00	125.00	FF		1.00	1.00	0.92	4,000.00	3,680.00	460,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 460,000 Market: 0 Agricultural: 0 Common: 460,000 PRINTED 07/09/2026 BY SYS

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ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

RWAY MANAGEMENT COMPANY LLC
197 POSEY ROAD
BLAIRSVILLE, GA 30512

2026

00-00-31-1120-000J-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	23	REINF CONC 50
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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

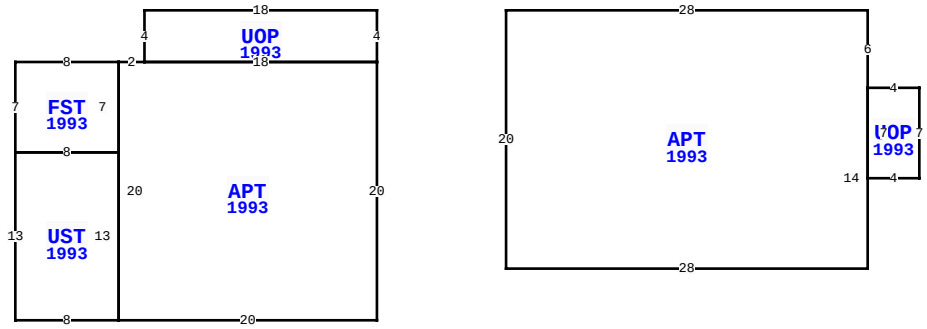
DOR CODE 0800 MULTI-FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	400	100	1993	400	51,156
APT	560	100	1993	560	71,619
FST	56	55	1993	31	3,965
UOP	28	20	1993	6	767
UOP	72	20	1993	14	1,790
UST	104	45	1993	47	6,011
TOTALS	1,220			1,058	135,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,058	118.7200	165.02	174,591	1926	1980	0	0	0	22.50	77.50

2 DUPLEX 0% - 0 Heated Area: 960 HX Base Yr



2206 ATLANTIC AV, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,946

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GRANTEE: REED JAMES ALLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W18 S4 APT=[YR=1993] W2 FST=[YR=1993] W8 S7 UST=[YR=1993] S13 E8 N13 W8 $ E8 N7 $ S20 E20 N20 W18 $ E18 N4 $ PTR= E10 APT=[YR=1993] E28 S6 UOP=[YR=1993] E4 S7 W4 N7 $ S14 W28 N20 $ W10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 460,000 Market: 0 Agricultural: 0 Common: 460,000 PRINTED 07/09/2026 BY SYS