BLOCK 2 S1/2 OF LOT 3
BUCKS FDNA BEACH #2 PB 3/17

GRAHAM ANDREA P
926 MCCALL RD
DENTON, GA 31532

2026

00-00-31-114B-0002-0032

BUILDING CHARACTERISTICS

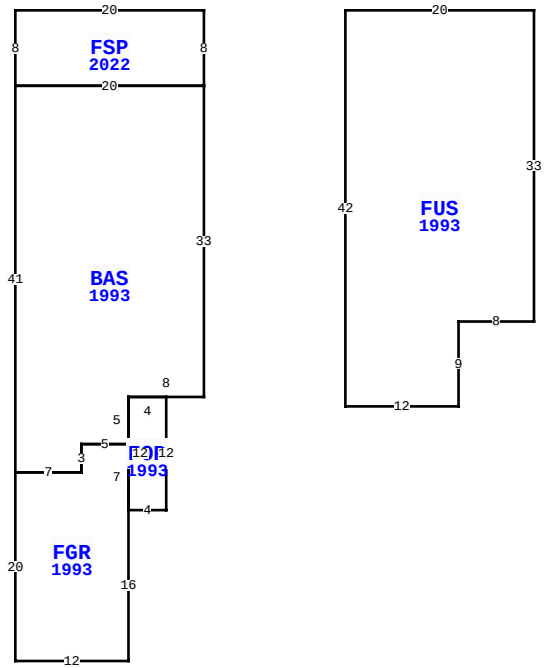
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	741	100	1993	741	123,661
FGR	255	55	1993	140	23,364
FOP	48	30	1993	14	2,336
FSP	160	40	2022	64	10,680
FUS	768	100	1993	768	128,167
TOTALS	1,972			1,727	288,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,727	190.5700	200.10	345,573	1989	1989	0	0	0	16.60	83.40

1 TOWNHOUSE 0% - 2024 Heated Area: 1509 HX Base Yr



2744 1ST AV B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,208
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	438,880
SOH/AGL Deduction	0
ASSESSED VALUE	438,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,880
TOTAL JUST VALUE	438,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042254	REPAIR/RRF	2,000	12/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/607	9/15/2023	WD	Q	I	01	505,000
GRANTOR: MILLER MICHELLE L						
GRANTEE: GRAHAM ANDREA P						
2340/0435	1/18/2020	QC	U	I	11	100
GRANTOR: MILLER MICHELLE L & L						
GRANTEE: MILLER MICHELLE L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 S8 BAS=[YR=1993] S41 FGR=[YR=1993] S20 E12 N16 FOP=[YR=1993] E4 N12 W4 S12$N7 W5 S3 W7$ E7 N3 E5 N5 E8 N33 W20$ E20 N8$ PTR= E15 FUS=[YR=1993] E20 S33 W8 S9 W12 N42$ W15$.

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	0755	FSP	0	0	8	10	80.00	SF	20.00	20.00	100	1997	1997	3	20	320	
3	0755	FSP	0	0	10	8	80.00	SF	20.00	20.00	100	2006	2006	3	22	352	

LAND DESCRIPTION

TOTAL OB/XF 672

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-2	25.00	115.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS