BLOCK 5 LOT 4
IN OR 561 PG 3
BUCKS FDNA BEACH 2 PB 3/17

HAMANN GREGORY J/MILLER ROBERT H III & KATHRYN
738 E GULL LAKE DR
AUGUSTA, GA 49012

2026

00-00-31-114B-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

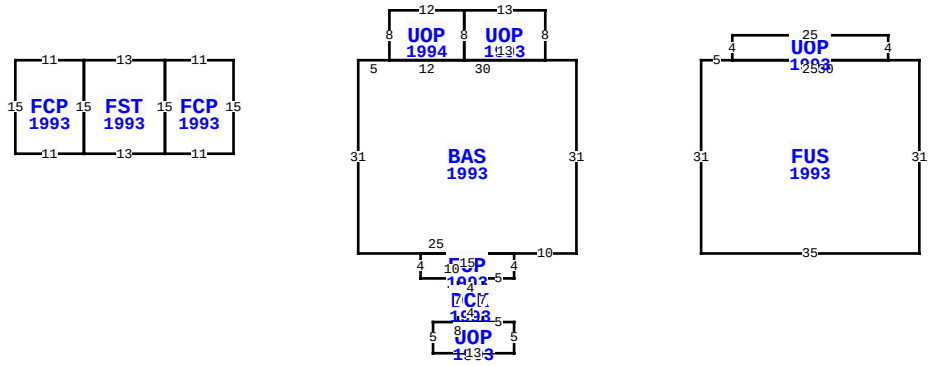
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	1993	1,085	132,522
DCK	28	10	1993	3	366
FCP	165	25	1993	41	5,007
FCP	165	25	1993	41	5,007
FOP	60	30	1993	18	2,198
FST	195	55	1993	107	13,069
FUS	1,085	100	1993	1,085	132,522
UOP	65	20	1993	13	1,588
UOP	100	20	1993	20	2,443
UOP	104	20	1993	21	2,565
TOTALS	3,148			2,453	299,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,453	108.4800	150.79	369,888	1987	1987	0	0	0	19.00	81.00

1 DUPLEX 0% - 0 Heated Area: 2170 HX Base Yr



** This building has 11 Sub-Areas

2418 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	299,609
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	599,609
SOH/AGL Deduction	157,093
ASSESSED VALUE	442,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,516
TOTAL JUST VALUE	599,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051877	REPAIR/RRF	4,000	06/01/2005
BP4197	N/A	60,000	03/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0561/0003	1/13/1989	WD	Q	I		130,000
GRANTOR: BUCHANAN CLAYTON III						
GRANTEE: HAMANN & MILLER						
0507/0494	1/05/1987	MS	U	V		40,000
GRANTOR: DIGUARDO ANTHONY						
GRANTEE: BUCHANAN CLAYTON II						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W11 FST=[YR=1993] W13 FCP=[YR=1993] W11 S15 E11 N15 $ S15 E13 N15 $ S15 E11 N15 $ PTR= E20 BAS=[YR=1993] E5 UOP=[YR=1994] N8 E12 UOP=[YR=1993] E13 S8 W13 N8$ S8 W12$ E30 S31 W10 FOP=[YR=1993] S4 W5 DCK=[YR=1993] S7 UOP=[YR=1993] E5 S5 W13 N5 E8$ W4 N7 E4$ W10 N4 E15$ W25 N31$ W20$ PTR=E75 FUS=[YR=1993] E5 UOP=[YR=1993] N4 E25 S4 W25$ E30 S31 W35 N31$ W75$.

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	000800	C	MULTI-FAMILY	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS