BLOCK 6 LOT 9
IN OR 1154/996
BUCKS FDNA BEACH 2 PB 3/17

TOTT JUDITH V
405 PATTON DR
AMERICUS, GA 31709

2026

00-00-31-114B-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

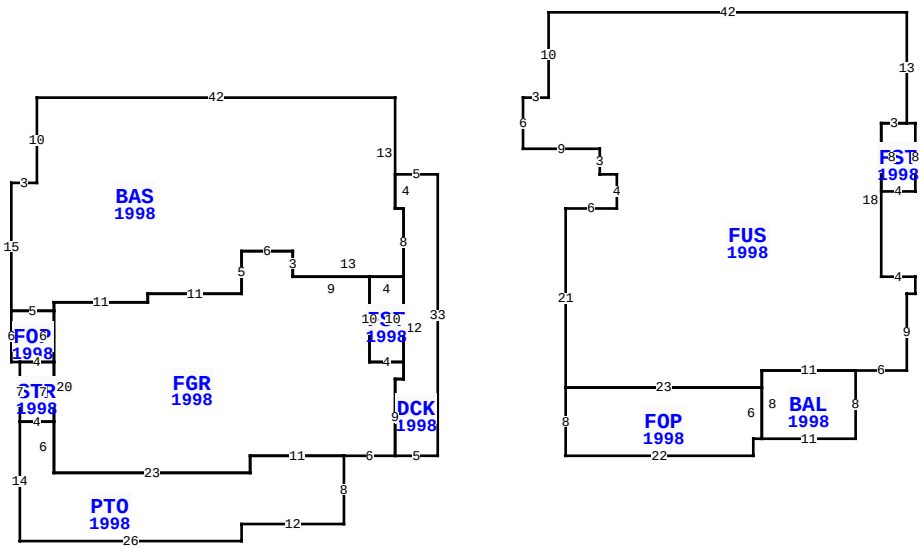
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	88	15	1998	13	1,608
BAS	980	100	1998	980	121,196
DCK	145	10	1998	14	1,732
FGR	821	55	1998	452	55,898
FOP	30	30	1998	9	1,113
FOP	182	30	1998	55	6,801
FST	32	55	1998	18	2,226
FST	40	55	1998	22	2,720
FUS	1,688	100	1998	1,688	208,753
PTO	326	5	1998	16	1,979
TOTALS	4,360			3,270	404,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,270	102.8560	142.97	467,512	1998	1998	0	0	0	13.50	86.50

1 DUPLEX 0% - 0 Heated Area: 2668 HX Base Yr



** This building has 11 Sub-Areas

2357 1ST AVE A&B, 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	404,398
TOTAL MARKET OB/XF VALUE	316
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	764,714
SOH/AGL Deduction	197,019
ASSESSED VALUE	567,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,695
TOTAL JUST VALUE	764,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983485	NEW CONSTR	142,000	04/06/1998
B983460	NEW CONSTR	142,000	03/31/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/0996	7/17/2003	WD	Q	I	01	100
GRANTOR: TOTT G CARL & JUDITH						
GRANTEE: TOTT JUDITH V						
1154/0976	7/17/2003	WD	Q	I	01	100
GRANTOR: TOTT JUDITH V						
GRANTEE: TOTT G CARL & JUDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W42 S10 W3 S15 FOP=[YR=1998] S6 E1
STR=[YR=1998] S7 PTO=[YR=1998] S14 E26 N2 E12 N8
FGR=[YR=1998] E6 DCK=[YR=1998] E5 N33 W5 S4 E1
S8FST=[YR=1998] W4 S10 E4 N10 $ S12 W1 S9 $ N9 E1 N2 W4 N10
W9 N3 W6 S5 W11 S1 W11 S20 E23 N2 E11 $ W11 S2 W23 N6 W4 $ E4
N7 W4 $ E4 N6 W5 $ E5 N1 E11 N1 E11 N5 E6 S3 E13 N8 W1 N13 $
PTR= E15 FUS=[YR=1998] E3 N10 E42 S13 FST=[YR=1998] W3 S8 E4
N8 W1 $ W3 S18 E4 S2 W1 S9 W6 BAL=[YR=1998] S8 W11
FOP=[YR=1998] W1 S2 W22 N8 E23 S6 $ N8 E11 $ W11 S2 W23 N21
E6 N4 W2 N3 W9 N6 $ 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	1242	WD DECK A	0	0	0	0	134.00	SF	10.00	10.00	100	1998	1998	3	20	268	
3	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1998	1998	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 316

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	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS