PT LOT 66 OF GEORGIA'S FDNA
BCH PBK 2/35 & PT OF LOT 41 OF
FERREIRA R/P OF FDNA BCH

WOODARD DAVY & DEBRA
611 MEMORIAL DR
WAYCROSS, GA 31501

2026

00-00-31-134A-0066-0010

BUILDING CHARACTERISTICS

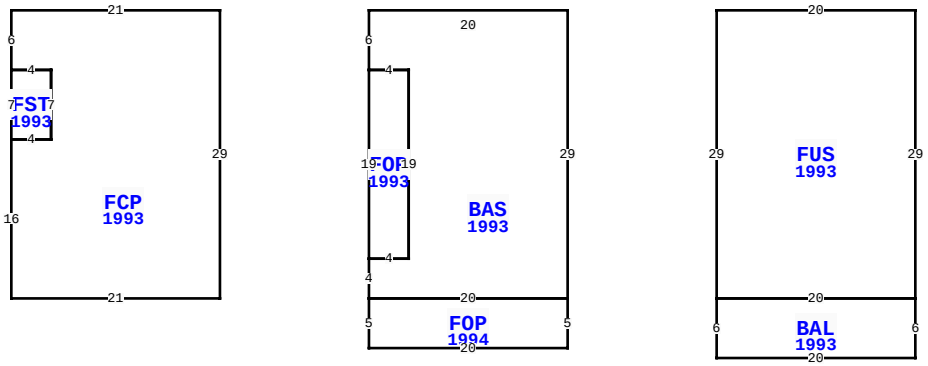
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	1993	18	3,760
BAS	504	100	1993	504	105,275
FCP	581	25	1993	145	30,287
FOP	76	30	1993	23	4,804
FOP	100	30	1994	30	6,266
FST	28	55	1993	15	3,133
FUS	580	100	1993	580	121,150
TOTALS	1,989			1,315	274,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,315	234.0395	245.74	323,148	1983	1995	0	0	0	15.00	85.00

1 TOWNHOUSE 0% - 0 Heated Area: 1084 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

931 OCEAN AVE B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	274,676
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	762,176
SOH/AGL Deduction	45,321
ASSESSED VALUE	716,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	716,855
TOTAL JUST VALUE	762,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	982,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1479	931 OCEAN AVE UNI	0	11/03/2025
20121469	METAL ROOF	2,000	07/23/2012
20110054	REPAIRS	1,200	01/11/2011
20021729	HURRICANE SHUTTER	9,000	10/07/2002
20012554	CONCRETE DRIVE	1,000	11/26/2001
20012135	H/AC	1,000	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/1044	6/29/2000	WD	Q	I		140,000

GRANTOR: HOWARD DAVID & CHERI

GRANTEE: WOODARD DAVY & DEBR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S6 FOP=[YR=1993] S19 E4 N19 W4$ E4 S19 W4 S4 FOP=[YR=1994] S5 E20 N5 W20$ E20 N29$ PTR= E15 FUS=[YR=1993] E20 S29 BAL=[YR=1993] S6 W20 N6 E20$ W20 N29$ W15$ PTR= W35 FCP=[YR=1993] W21 S6 FST=[YR=1993] S7 E4 N7 W4$ E4 S7 W4 S16 E21 N29 $ E35$.

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
1	000120	C	RES OCEAN	0	0002	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	487,500							

REVIEW DATE 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS