LOT 88
IN OR 1447/160 & 169
GA FDNA BEACH SUB PB 2/35

JC & GC INVESTMENTS LLLP
1307 MURRAY DR
JACKSONVILLE, FL 32205

2026

00-00-31-134A-0088-0000

BUILDING CHARACTERISTICS

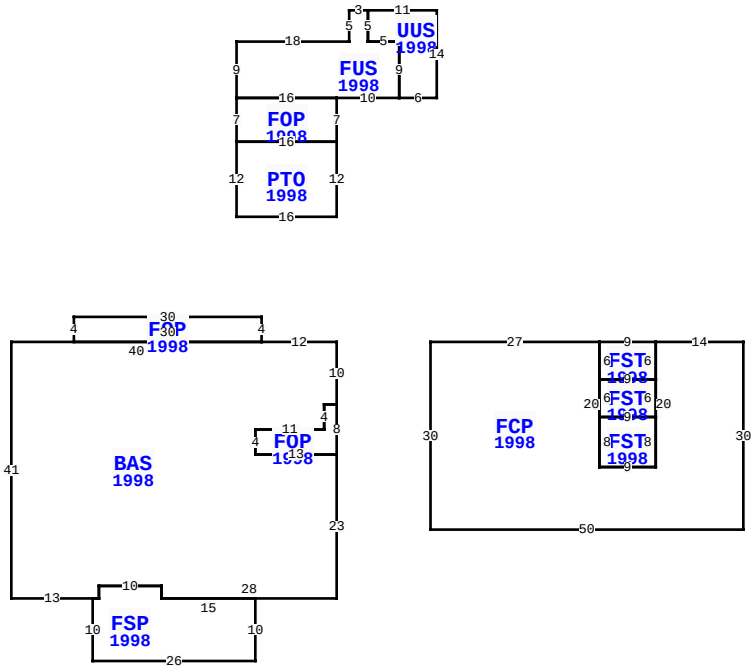
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAS	2,052	100	1998	2,052	219,458
FCP	1,320	25	1998	330	35,293
FOP	60	30	1998	18	1,925
FOP	112	30	1998	34	3,636
FOP	120	30	1998	36	3,850
FSP	280	40	1998	112	11,979
FST	54	55	1998	30	3,208
FST	54	55	1998	30	3,208
FST	72	55	1998	40	4,278
FUS	249	100	1998	249	26,630
TOTALS	4,674			2,995	320,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	117.7491	123.64	370,302	1998	1998	0	0	0	13.50	86.50

1 SINGLE FAM 0% - 0 Heated Area: 2301 HX Base Yr



** This building has 12 Sub-Areas

637 OCEAN AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	320,311
TOTAL MARKET OB/XF VALUE	1,362
TOTAL LAND VALUE - MARKET	1,462,500
TOTAL MARKET VALUE	1,784,173
SOH/AGL Deduction	521,723
ASSESSED VALUE	1,262,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,262,450
TOTAL JUST VALUE	1,784,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,526,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110642	H/AC	3,000	04/27/2011
20041608	MECH OTHER	6,000	09/08/2004
972261	NEW CONSTR	200,000	11/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/0169	9/25/2006	WD	Q	I	06	1,200
GRANTOR: JC & GC MANAGEMENT IN						
GRANTEE: JC & GC INVESTMENTS						
1447/0166	9/25/2006	TD	Q	I	06	1,200
GRANTOR: IVERSON SUSAN M & RIC						
GRANTEE: JC & GC MANAGEMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 FOP=[YR=1998] N4 W30 S4 E30 $ W40 S41 E13 FSP=[YR=1998] S10 E26 N10 W15 N2 W10 S2 W1 $ E1 N2 E10 S2 E28 N23 FOP=[YR=1998] N8 W2 S4 W11 S4 E13 $ W13 N4 E11 N4 E2 N10 $ PTR= E15 FCP=[YR=1998] E27 FST=[YR=1998] E9 S6 FST=[YR=1998] S6 FST=[YR=1998] S8 W9 N8 E9 $ W9 N6 E9 $ W9 N6 $ S20 E9 N20 E14 S30 W50 N30 $ W15 $ PTR= N20 PTO=[YR=1998] N12 FOP=[YR=1998] N7 FUS=[YR=1998] E10 UUS=[YR=1998] E6 N14 W11 S5 E5 S9 $ N9 W5 N5 W3 S5 W18 S9 E16 $ W16 S7 E16 $ W16 S12 E16 $ S20 $.

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	1241	WD DECK G	0	0	7	13	91.00	UT	15.53	15.53	100	1998	1998	3	24	339	
3	1241	WD DECK G	0	0	7	13	91.00	UT	15.53	15.53	100	1998	1998	3	24	339	
4	1241	WD DECK G	0	0	4	30	120.00	UT	11.50	11.50	100	1998	1998	3	24	331	
5	1241	WD DECK G	0	0	0	0	128.00	UT	11.50	11.50	100	1998	1998	3	24	353	

LAND DESCRIPTION

TOTAL OB/XF 1,362

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	000120	C	RES OCEAN	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	1,462,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,462,500 Market: 0 Agricultural: 0 Common: 1,462,500 PRINTED 07/09/2026 BY SYS