

LOWERY CHRISTOPHER R & STACIE A
625 OCEAN AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-134A-0094-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1			2
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE								769,493
TOTAL MARKET OB/XF VALUE								4,640
TOTAL LAND VALUE - MARKET								975,000
TOTAL MARKET VALUE								1,749,133
SOH/AGL Deduction								157,643
ASSESSED VALUE								1,591,490
TOTAL EXEMPTION VALUE				HX HB				51,411
BASE TAXABLE VALUE								1,540,079
TOTAL JUST VALUE								1,749,133
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								1,690,970
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
2024-0722		RPLC SDING			80,428		01/09/2025	
20211818		ADDITION			0		12/01/2021	
20183503		CLOSE FOR FGR			11,000		10/11/2018	
20051446		NEW CONSTR			2,000		03/23/2005	
20051347		GAS			1,000		03/03/2005	
20041721		NEW CONSTR			4,000		09/23/2004	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1738		12/11/2023		QC	U	I	11	1,260,400
GRANTOR:HILLCREST 625 LLC								
GRANTEE:LOWERY CHRISTOPHER								
2529/1899		1/13/2022		WD	Q	I	02	1,740,000
GRANTOR:FISHER GREGORY A								
GRANTEE:HILLCREST 625 LLC								
BUILDING NOTES								
BUILDING DIMENSIONS								
FGR=[YR=2019] N20 FOP=[YR=2019] N3 FOP=[YR=2022] N33W9 FEP=[YR=2019] W21 S17 BAS=[YR=2006] S16 FGR=[YR=2019] S23 E10 UOP=[YR=2019] S2 E10 N2 W1 N8 W8 S8 W1\$E1 N23 W11\$ E21 N16 W21\$ E21 N17\$ S33E9\$ W19 S15 E8 N12 E11\$ W11 S20 E11\$ PTR=E10 FOP=[YR=2006] N8 FUS=[YR=2006] N46 E30 S46 W30\$E30 S8W9 S2 W11 N2 W10\$ W10\$ PTR=E50N8 UUS=[YR=2006] N18 FUS=[YR=2006] N10 UUS=[YR=2006] N18 E10 S12 W4 S6 W6\$ E6 N6 E4 N12 E11 UUS=[YR=2006] E9 S18 W6 N6 W3 N12\$ S12 E3 S6 E6 S10 UUS=[YR=2006] S18 W9 N18 E9\$W9 S18 FOP=[YR=2006] S8 W11 N8 E11\$W11 N18 W10\$E10 S18 W10\$\$S8W50\$.								
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
75,000								
Common: 975,000 PRINTED 07/09/2026 BY SYS								