

S 75 FT OF LOT 1
PT OR 1832/983
MIRAMAR BEACH PB 2/61

NEWMAN CAROLYN
2215 BROXTON HY
HAZELHURST, GA 31539

2026

00-00-31-1460-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	578	15	1993	87	14,687
BAS	1,320	100	1993	1,320	222,842
STR	48	10	1993	5	844
UGR	616	45	1993	277	46,763
TOTALS	2,562			1,689	285,136

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0416	DUNEWALKS	0	0	62	4			

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,689	123.2700	204.63	345,620	1974	1990	0	0	17.50	82.50
1 SFR CUST 0% - 0 Heated Area: 1320 HX Base Yr											
1308 S FLETCHER AVE, FERNANDINA BEACH											

1308 S FLETCHER AVE, FERNANDINA BEACH										INC DATE			LAND DATE	04/27/2026	MLU
										INC DATE			AG DATE		
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
392.00	SF	15.00		15.00	100	2007	2007	3	24	1,411					

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000120	C	RES OCEAN	0	0006	R-1	75.00	110.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				285,136	
TOTAL MARKET OB/XF VALUE				1,411	
TOTAL LAND VALUE - MARKET				1,575,000	
TOTAL MARKET VALUE				1,861,547	
SOH/AGL Deduction				269,822	
ASSESSED VALUE				1,591,725	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,591,725	
TOTAL JUST VALUE				1,861,547	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,701,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120477	REPLACE METER CAN	200	03/22/2012
20042256	REROOF W/30YR SHN	6,000	12/03/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1832/0983	12/27/2012	DG U	I	I	30	100	
GRANTOR: NEWMAN J M & CAROLYN							
GRANTEE: NEWMAN CAROLYN							
0203/0635	1/01/1975	WD Q	I			50,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W22 S28 E22 N28 \$ PTR=N5W33 BAS=[YR=1993] E44N10 STR=[YR=1993] S11W2S3E5N14W3\$ BAL=[YR=1993] E6 N30W36S3W14S7E44S20 \$N20W44S30\$ E33S5\$.									