

LOT 20
IN OR 1851/1001
OCEAN CAY PB 6/166

MCLEAN DUNCAN G & KATHLEEN A
412 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-152C-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2000	1,890	293,888
FGR	480	55	2000	264	41,051
FOP	30	30	2000	9	1,399
FSP	239	40	2012	96	14,928

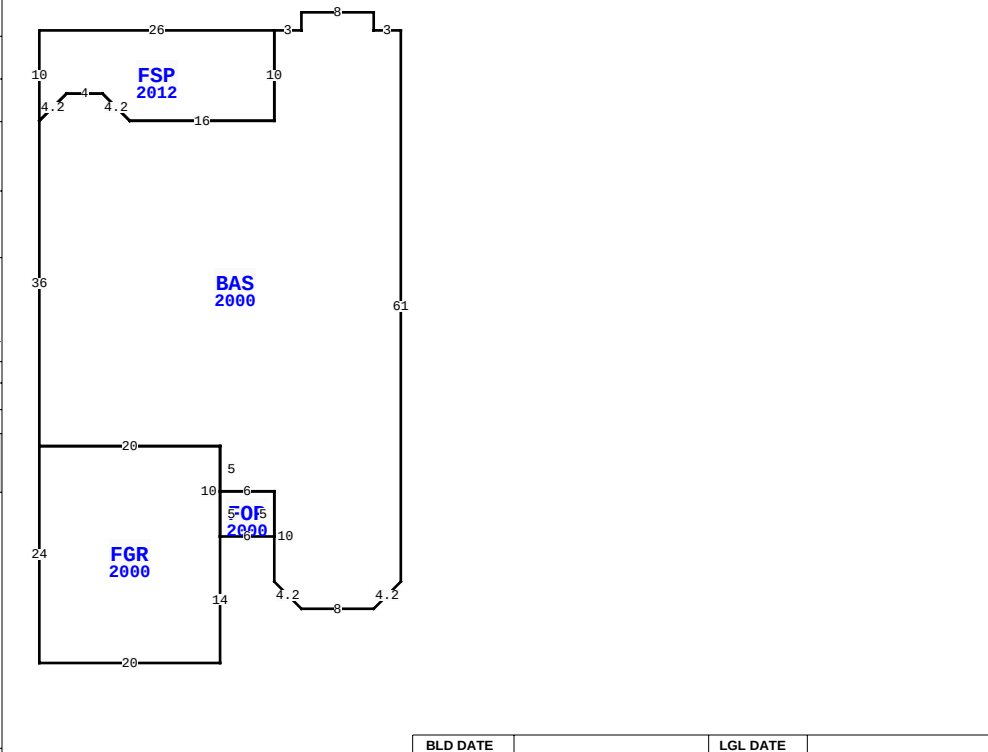
TOTALS	2,639			2,259	351,266
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	4	3	12.00	SF	15.00
3	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,259	127.8508	177.71	401,447	2000	2000	0	0	0	12.50	87.50
1 SNGL FAM			100% - 2018		Heated Area: 1890			HX Base Yr 2018				



412 GEORGIA AVE, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	351,266		
TOTAL MARKET OB/XF VALUE	3,063		
TOTAL LAND VALUE - MARKET	280,500		
TOTAL MARKET VALUE	634,829		
SOH/AGL Deduction	263,837		
ASSESSED VALUE	370,992		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	319,581		
TOTAL JUST VALUE	634,829		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	616,628		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002640	NEW CONSTR	200,000	04/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1851/1001	4/17/2013	WD	Q	I	02	311,000
GRANTOR: BRUNER DANIEL L & LAU						
GRANTEE: MCLEAN DUNCAN G & K						
1194/1786	12/11/2003	WD	Q	I		279,900
GRANTOR: COOPER ANITA S						
GRANTEE: BRUNER DANIEL L & L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W3 N2 W8 S2 W3 FSP=[YR=2012] W26 S10 R3 U3 E4 R3 D3 E16 N10 \$ S10 W16 L3 U3 W4 D3 L3 S36 FGR=[YR=2000] S24 E20 N14 FOP=[YR=2000] E6 N5 W6 S5 \$ N10 W20 \$ E20 S5 E6 S10 R3 D3 E8 R3 U3 N61 \$.									