LOT 23 IN OR 1040/1546
OCEAN CAY PB 6/166

KANE JEFFREY B & RITA A
421 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-152C-0023-0000

BUILDING CHARACTERISTICS

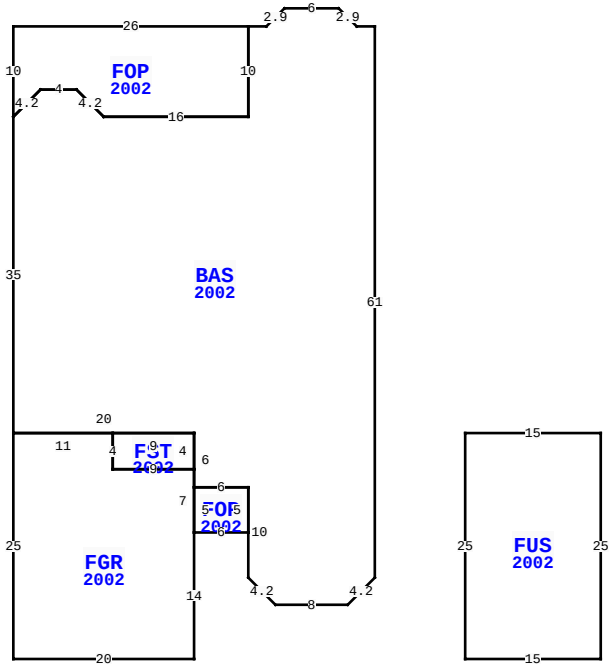
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2002	1,870	286,654
FGR	464	55	2002	255	39,090
FOP	30	30	2002	9	1,380
FOP	239	30	2002	72	11,037
FST	36	55	2002	20	3,066
FUS	375	100	2002	375	57,484
TOTALS	3,014			2,601	398,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	124.6080	173.21	450,519	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2003 Heated Area: 2245 HX Base Yr 2003



421 GEORGIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
5	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96	
6	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2002	2002	3	79	90	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	398,709
TOTAL MARKET OB/XF VALUE	3,126
TOTAL LAND VALUE - MARKET	267,750
TOTAL MARKET VALUE	669,585
SOH/AGL Deduction	341,484
ASSESSED VALUE	328,101
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	276,690
TOTAL JUST VALUE	669,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	656,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020282	XFOB	2,400	02/20/2002
20011723	NEW CONSTR	240,798	07/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/1546	2/28/2002	WD	Q	I		241,100

GRANTOR: BEAZER HOMES CORP

GRANTEE: KANE JEFFREY B & RI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 U2 L2 W6 L2 D2 W2 FOP=[YR=2002] W26 S10 R3 U3 E4 D3 R3 E16 N10 $ S10 W16 U3 L3 W4 D3 L3 S35
FGR=[YR=2002] S25 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 $ N7 FST=[YR=2002] N4 W9 S4 E9 $ W9 N4 W11 $ E20 S6 E6 S10 R3 D3 E8 R3 U3 N61 $ PTR= E10S45 FUS=[YR=2002] E15 S25 W15 N25 $N45 W10 $.

LAND DESCRIPTION

TOTAL OB/XF 3,126

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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	255,000.00	267,750.00	267,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 267,750 Market: 0 Agricultural: 0 Common: 267,750 PRINTED 07/09/2026 BY SYS