



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 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	1081.00
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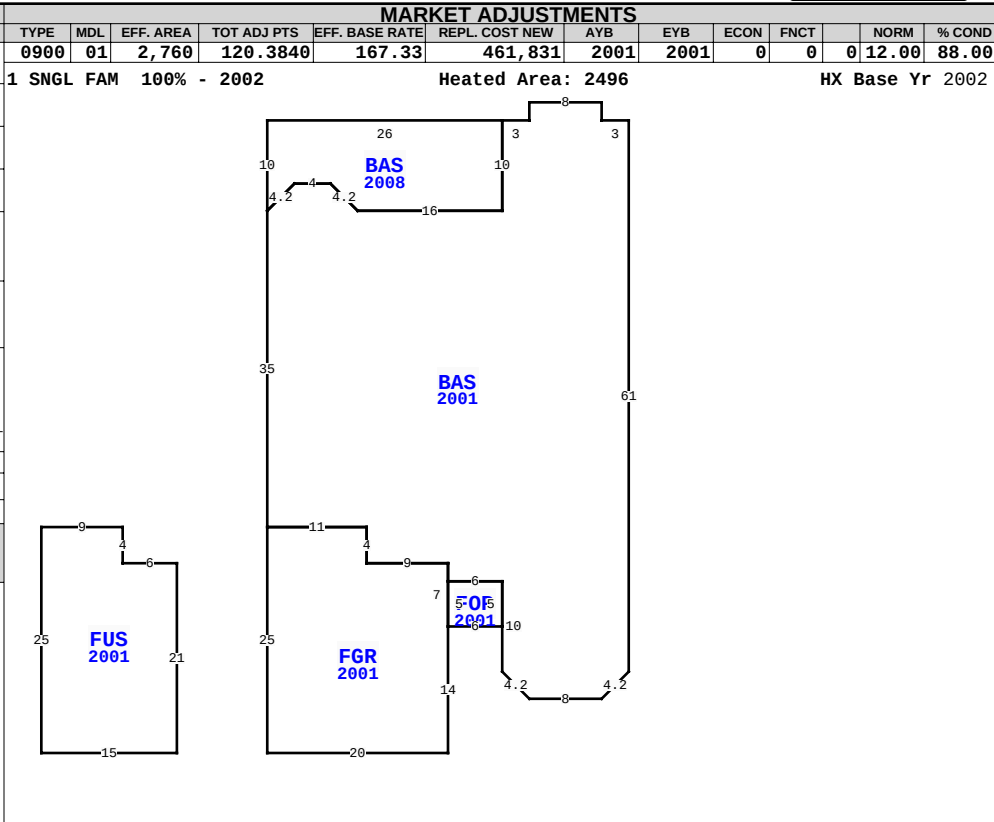
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2001	1,906	280,659
BAS	239	100	2008	239	35,193
FGR	464	55	2001	255	37,549
FOP	30	30	2001	9	1,325
FUS	351	100	2001	351	51,685

TOTALS	2,990			2,760	406,411
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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
4	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00
6	0819	CONC 12"	0	100	6	4	24.00	SF	9.50

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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405 GEORGIA AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	83	2,905	
100	2001	2001	3	77	197	
100	2001	2001	3	20	84	
100	2001	2001	3	77	176	

TOTAL OB/XF									
3,362									

Total Acres: 0.00	Total Land Value: 267,750	Market: 0	Agricultural: 0	Common: 267,750
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		406,411	
TOTAL MARKET OB/XF VALUE		3,362	
TOTAL LAND VALUE - MARKET		267,750	
TOTAL MARKET VALUE		677,523	
SOH/AGL Deduction		352,686	
ASSESSED VALUE		324,837	
TOTAL EXEMPTION VALUE		HX HB VX	56,411
BASE TAXABLE VALUE		268,426	
TOTAL JUST VALUE		677,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		657,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102143	H/AC	4,500	12/16/2010
20090872	XFOB	2,470	07/06/2009
20080968	ELEC OTHER	500	06/06/2008
20080539	ADDITION	16,900	04/02/2008
20060532	OTHER	3,175	03/15/2006
2003079	NEW CONSTR	210,000	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2731/384	8/07/2024	LE U	I	I	11
GRANTOR: MCGOWAN JOHN FRANCIS					
GRANTEE: MCGOWAN HEATHER ANN					
1012/1390	10/11/2001	WD Q	I		
GRANTOR: BEAZER HOMES CORP					
GRANTEE: MCGOWAN JOHN F & HE					

BUILDING NOTES					
240,700					

BUILDING DIMENSIONS					
BAS=[YR=2001] W3 N2 W8 S2 W3 BAS=[YR=2008] W26 S10 R3 U3 E4 R3 D3 E16 N10 \$ S10 W16 L3 U3 W4 L3 D3 S35 FGR=[YR=2001] S25 E20 N14 FOP=[YR=2001] E6 N5 W6 S5 \$ N7 W9 N4 W11 \$ E11 S4 E9 S2 E6 S10 R3 D3 E8 R3 U3 N61 \$ PTR= W65 S45 FUS=[YR=2001] S25E15N21W6N4W9\$ N45E65\$.					