LOT 35 IN OR 970/1016
OCEAN CAY PB 6/166

SMITH CAROLINE D
2624 GEORGIA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-152C-0035-0000

BUILDING CHARACTERISTICS

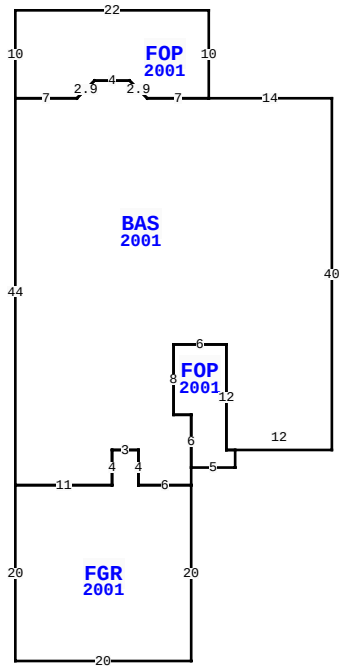
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2001	1,456	226,082
FGR	412	55	2001	227	35,248
FOP	74	30	2001	22	3,416
FOP	208	30	2001	62	9,627
TOTALS	2,150			1,767	274,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,767	126.9400	176.45	311,787	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2004 Heated Area: 1456 HX Base Yr 2004



2624 GEORGIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,373
TOTAL MARKET OB/XF VALUE		3,013
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		532,386
SOH/AGL Deduction		277,690
ASSESSED VALUE		254,696
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		193,285
TOTAL JUST VALUE		532,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101960	H/AC	2,500	11/12/2010
2003323	NEW CONSTR	170,000	06/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0970/1016	2/12/2001	WD	Q	I		172,400

GRANTOR: PANTIZ HOMES

GRANTEE: SMITH DUPONT P & CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FOP=[YR=2001] N10 W22 S10 E7 U2 R2 E4 R2 D2 E7 $ W7 U2 L2 W4 L2 D2 W7 S44 FGR=[YR=2001] S20 E20 N20W6 N4 W3 S4 W11 $ E11 N4 E3 S4E6 N2 FOP=[YR=2001] E5 N2 W1 N12 W6S8 E2 S6 $ N6 W2 N8 E6 S12 E12N40 $.

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	2001	2001	3	83	2,905	
2	0819	CONC 12"	0	100	2	4	8.00	SF	9.50	9.50	100	2001	2001	3	77	59	
3	1242	WD DECK A	0	100	3	4	12.00	SF	15.00	15.00	100	2001	2001	3	20	36	
5	1243	WD DECK F	0	100	2	4	8.00	SF	8.00	8.00	100	2001	2001	3	20	13	

LAND DESCRIPTION

TOTAL OB/XF 3,013

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	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS