LOT 14
IN OR 1127/795
SEAVIEW SUB #2 PB 5/26

WAGES JR LIV TRUST/WAGES WILLIAM L JR TRUSTEE
1108 MANLEY ROAD
GRIFFIN, GA 30223

2026

00-00-31-1681-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

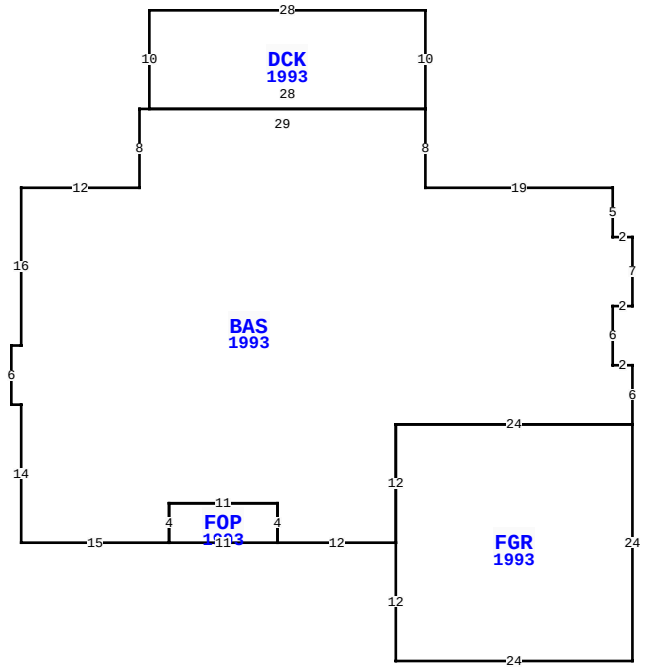
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	1993	2,116	191,696
DCK	280	10	1993	28	2,536
FGR	576	55	1993	317	28,718
FOP	44	30	1993	13	1,178
TOTALS	3,016			2,474	224,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	105.2160	110.48	273,328	1989	1989	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 2116 HX Base Yr



3927 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,129
TOTAL MARKET OB/XF VALUE	3,348
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	767,477
SOH/AGL Deduction	144,537
ASSESSED VALUE	622,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	622,940
TOTAL JUST VALUE	767,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111570	REMODEL	1,100	09/07/2011
20053079	REPAIR/RRF	7,000	11/28/2005
5218	NEW CONSTR	85,995	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0795	4/04/2003	WD	Q	I	01	100
GRANTOR: WAGES WILLIAM L & KAT						
GRANTEE: WAGES WILLIAM L JR						
0857/1734	12/04/1998	WD	Q	I		187,000
GRANTOR: ANAMATEROS DEMETRIC &						
GRANTEE: WAGES WILLIAM L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N8 DCK=[YR=1993] N10 W28 S10 E28 $ W29 S8 W12 S16 W1 S6 E1 S14 E15 FOP=[YR=1993] E11 N4 W11 S4 $ N4 E11 S4 E12 FGR=[YR=1993] S12 E24 N24 W24 S12 $ N12 E24 N6 W2 N6 E2 N7 W2 N5 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	1242	WD DECK A	0	0	0	0	589.00	SF	10.00	10.00	100	2000	2000	3	20	1,178	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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	0		R-1	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/09/2026 BY SYS