BLOCK 139 LOT 10
IN OR 1574/860
CITY OF FDNA BEACH

NEEL FRANK W III & TARA JO
1258 RAGLEY HALL RD
ATLANTA, GA 30319

2026

00-00-31-1800-0139-0100

BUILDING CHARACTERISTICS

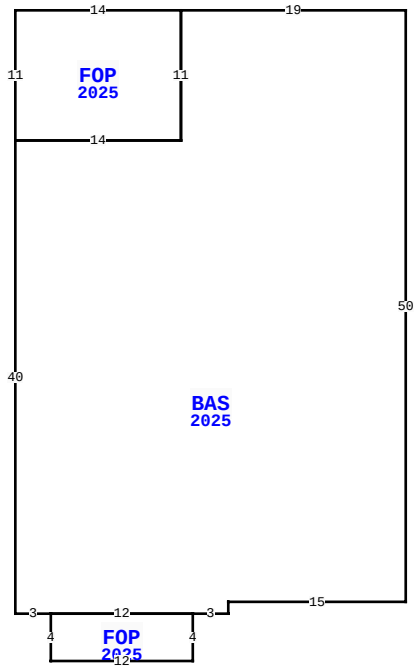
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	2025	1,514	320,574
FOP	48	30	2025	14	2,964
FOP	154	30	2025	46	9,740
TOTALS	1,716			1,574	333,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,574	127.5561	211.74	333,279	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 0% - 2025 Heated Area: 1514 HX Base Yr



527 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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	333,279
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	545,779
SOH/AGL Deduction	122,501
ASSESSED VALUE	423,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,278
TOTAL JUST VALUE	545,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	532,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0412			09/09/2024
2023-0412	NEW SFR	266,240	01/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1574/0860	6/30/2008	WD	Q	V		62,500
GRANTOR: BREMER PATRICIA						
GRANTEE: NEEL FRANK W III &						
1132/1663	4/28/2003	WD	Q	V		32,500
GRANTOR: R & R LIMITED INC						
GRANTEE: BREMER PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,60] N40 E14 N11 E19 S50 W15 S1 W3 W12 W3 $
FOP=[YR=2025;ORIG=23,60] E12 S4 W12 N4 $
FOP=[YR=2025;ORIG=20,9] E14 S11 W14 N11 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS