BLOCK 241 LOTS 97 98 & 99
IN OR 2188/1273
EX S-1 OF LOTS 97-99

MIRES RONALD D/TRAPP-MIRES GINA
3119 NORTH BOGAN RD
BUFORD, GA 30519

2026

00-00-31-1800-0241-0970

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

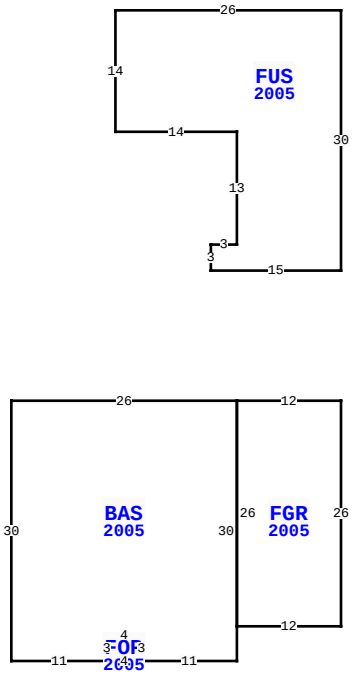
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2005	768	145,857
FGR	312	55	2005	172	32,666
FOP	12	30	2005	4	760
FUS	565	100	2005	565	107,303
TOTALS	1,657			1,509	286,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,509	200.9706	211.02	318,429	2005	2005	0	0	0	10.00	90.00

1 TOWNHOUSE 0% - 0 Heated Area: 1333 HX Base Yr



1387 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,586
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	416,186
SOH/AGL Deduction	90,820
ASSESSED VALUE	325,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,366
TOTAL JUST VALUE	416,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051210	H/AC	5,000	02/09/2005
20051211	H/AC	5,000	02/09/2005
20051173	NEW CONSTR	2,000	02/03/2005
20051003	NEW CONSTR	2,000	01/06/2005
20051004	NEW CONSTR	2,000	01/06/2005
20042425	NEW CONSTR	85,000	12/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/1273	4/05/2018	WD	Q	I	01	185,000
GRANTOR: SWEENY RISE D						
GRANTEE: MIRES RONALD D & GI						
1947/1066	11/14/2014	WD	Q	I	01	147,500
GRANTOR: COOPER KITTY S						
GRANTEE: SWEENY RISE D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W12 BAS=[YR=2005] W26 S30 E11 FOP=[YR=2005]
E4 N3 W4 S3 $ N3 E4 S3 E11 N30 $ S26 E12 N26 $ PTR= N15
FUS=[YR=2005] N30 W26 S14 E14 S13 W3 S3 E15 $ S15 $.

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	48.00	75.00	48.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	129,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 07/09/2026 BY SYS