BLOCK 254 LOT S 81' OF W100'
OF E 130' OF 1
CITY OF FDNA BEACH

ROPER DOUGLAS P III & MARLY M
3114 NORTH ST E
VIDALIA, GA 30474

2026

00-00-31-1800-0254-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

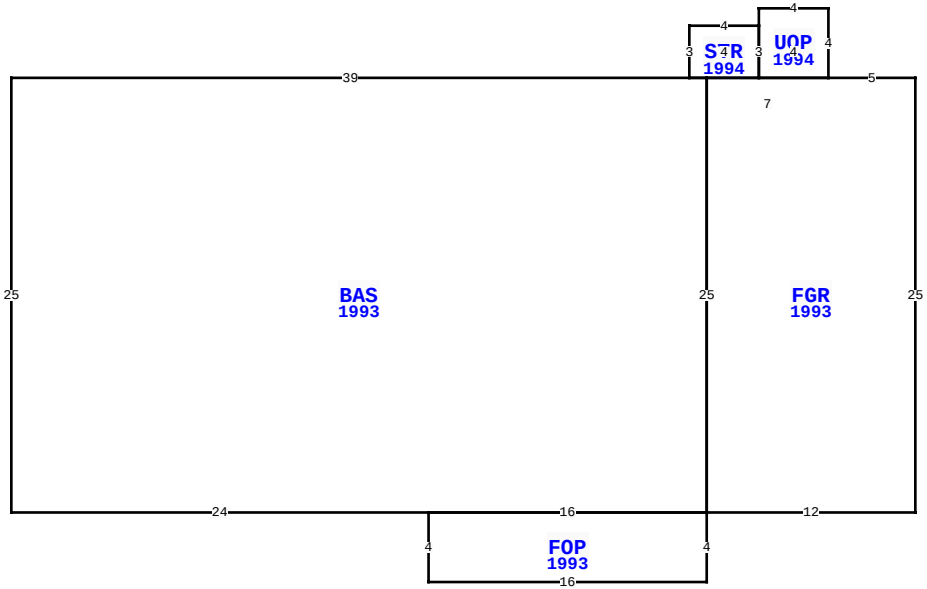
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	178,338
FGR	300	55	1993	165	29,426
FOP	64	30	1993	19	3,388
STR	12	10	1994	1	178
UOP	16	20	1994	3	535
TOTALS	1,392			1,188	211,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,188	143.3544	199.26	236,721	1973	2003	0	0	0	10.50	89.50

1 SNGL FAM 0% - 2026 Heated Area: 1000 HX Base Yr



1411 LEON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,865
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	413,665
SOH/AGL Deduction	0
ASSESSED VALUE	413,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,665
TOTAL JUST VALUE	413,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130976	SHED120	0	05/02/2013
20120243	WOOD DECK	790	02/07/2012
20120037	6'WOOD FENCE	820	01/11/2012
20110656	ELEC.FOR AIR HAND	300	04/28/2011
20110657	H/AC	3,500	04/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2815/964	9/10/2025	WD	Q	I	02	515,000
GRANTOR: BABOWICZ ANTHONY & LA						
GRANTEE: ROPER DOUGLAS P III						
2264/0914	3/27/2019	WD	Q	I	01	240,000
GRANTOR: ROCKWELL SABRINA ANN						
GRANTEE: BABOWICZ ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 UOP=[YR=1994] N4W4S1 STR=[YR=1994] W4S3
BAS=[YR=1993] W39 S25 E24 FOP=[YR=1993] S4 E16 N4 W16$ E16
N25 W1$ E4 N3$ S3 E4$ W7 S25 E12 N25$.

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
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2013	2013	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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-1	81.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS