BLOCK 310 LOT 1
CITY OF FDNA BEACH

MCGRAY FOYE & PHYLLIS
2920 JESSIE WHITLEY ROAD
NICHOLLS, GA 31554

2026

00-00-31-1800-0310-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

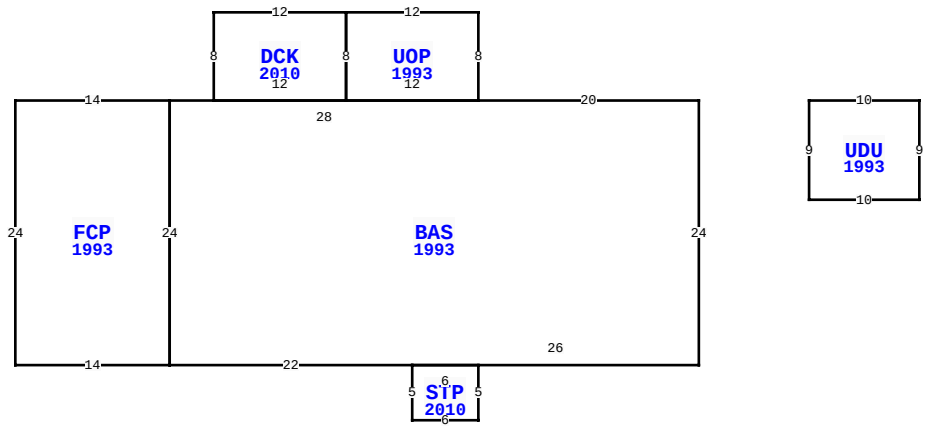
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	97,985
DCK	96	10	2010	10	851
FCP	336	25	1993	84	7,145
STP	30	10	2010	3	255
UDU	90	55	1993	50	4,253
UOP	96	20	1993	19	1,616
TOTALS	1,800			1,318	112,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	104.5200	109.75	144,650	1965	1980	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 2025 Heated Area: 1152 HX Base Yr



1304 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	112,104
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	212,104
SOH/AGL Deduction	20,135
ASSESSED VALUE	191,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,969
TOTAL JUST VALUE	212,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2713/1612	5/17/2024	WD	Q	I	05	335,000

GRANTOR: HYERS MARTHA J

GRANTEE: MCGRAY FOYE & PHYLL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N8 W12 DCK=[YR=2010] W12 S8 E12 N8$ S8 E12 $ W28 FCP=[YR=1993] W14 S24 E14 N24$ S24 E22 STP=[YR=2010] S5 E6 N5 W6$ E26 N24$ PTR= E10 UDU=[YR=1993] E10 S9 W10 N9$ W10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.50	2,000.00	1,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS