

BLK 27 LOT 8
IN OR 1972/98
ASKINS OCEAN CITY BEACH R/P OF

ONE PARTICULAR HARBOR TRUST/STEFFES EMILY K TRUSTE
105 OSPREY COVE LANE
PONTE VEDRA, FL 32082

2023

00-00-31-1041-0027-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	11	3,046	153.5002	218.74	666,282	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 0% - 0														Heated Area: 2200 HX Base Yr											
Roof Cover	11	SLATE 100															Tax Group: 2 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 656,288											
Interior Floo	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE 7,223											
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET 750,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 1,413,511											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 73,313											
Bedrooms	3	100															ASSESSED VALUE 1,340,198											
Bathrooms	3	100															TOTAL EXEMPTION VALUE 0											
Frame	03	MASONRY 100															BASE TAXABLE VALUE 1,340,198											
Stories	3.	3. 100															TOTAL JUST VALUE 1,413,511											
Units	0	0 100	NCON VALUE 0																									
Quality 04 Quality Level 04			INCOME VALUE																									
DOR CODE 0100 SINGLE FAMILY			PREVIOUS YEAR MKT VALUE 1,434,235																									
MAP NUM			PERMIT NUM																									
NEIGHBORHOOD/LOC 1051.00			DESCRIPTION																									
AREA TYPE			AMT																									
TOTAL GROSS AREA			ISSUED																									
PCT OF BASE			20163178 CO ISSUED 0 02/20/2018																									
TOT ADJ AREA			20163178 NEW CONSTR 310,625 11/17/2016																									
SUBAREA MARKET VALUE			20160920 DEMOLITION 0 04/06/2016																									
BAL 22 15 3 646			20140686 KITCHREM 12,000 04/09/2014																									
BAL 24 15 4 862			20110825 H/AC 3,600 05/27/2011																									
BAL 36 15 5 1,078			20110666 REMODEL 2,500 05/02/2011																									
BAL 374 15 56 12,065			SALES DATA																									
BAS 1,217 100 1,217 262,214			OFF RECORD																									
DCK 176 10 18 3,878			Number																									
FGR 1,184 55 651 140,264			DATE																									
FOP 88 30 26 5,602			TYPE INST																									
FOP 99 30 30 6,464			Q U																									
FOP 143 30 43 9,265			V I																									
TOTALS 4,550 3,046 656,288			RSN CD																									
EXTRA FEATURES			SALE PRICE																									
L N			1972/0098 4/02/2015 WD Q I 01 647,800																									
OB/XF CODE			GRANTOR: ATKINSON JOEL MICHAEL																									
DESCRIPTION			GRANTEE: ONE PARTICULAR HARB																									
BLD CAP			1972/0096 4/02/2015 WD U I 11 100																									
L W			GRANTOR: ATKINSON JANET A ET A																									
UNITS			GRANTEE: ATKINSON JOEL MICHA																									
UT			BUILDING NOTES																									
Adj R			BUILDING DIMENSIONS																									
ADJ UNIT PRICE			PTO=[YR=2018] W34 S6 FGR=[YR=2018] S40 E12 FOP=[YR=2018] E11																									
ORIG COND			N8 W11 S8\$ N8 E22 N32 W34\$ E34 N6\$ PTR=E15 DCK=[YR=2018] E6																									
YEAR ON			N24 E4 S32 BAL=[YR=2018] E24 S11 BAS=[YR=2018] S32																									
YEAR ACTUAL			FOP=[YR=2018] S8 W22 N5 E11 N3 E11\$ W11 S3 W11 S5 W12 N13																									
Q			BAL=[YR=2018] W4 N9 E4 S9 \$ N15 BAL=[YR=2018] W4 N6 E4 S6\$																									
% COND			N12 E34\$ W34 N11 E10\$ W10 N8\$ W15\$ PTR=E50 FUS=[YR=2018] E10																									
OB/XF MKT VALUE			FOP=[YR=2018] N9 BAL=[YR=2018] N2 E11 S2 W11\$ E11 S9 W11\$ E20																									
NOTES			S7 E2 S15 W6 S8 W6 S8 W11 N8 W6 N12 W6 N11 E3 N7\$ W50\$.																									
LAND DESCRIPTION			TOTAL OB/XF 7,223																									
USE CODE			L N																									
CLS			LAND USE DESCRIPTION																									
CAP			CAP																									
R D			R D																									
LOC ZONE			LOC ZONE																									
FRONT			FRONT																									
DEPTH			DEPTH																									
TOT LND UTS			TOT LND UTS																									
UNIT TYPE			UNIT TYPE																									
D T			D T																									
DPH FACT			DPH FACT																									
% COND			% COND																									
TOT ADJ			TOT ADJ																									
UNIT PRICE			UNIT PRICE																									
ADJ UNIT PRICE			ADJ UNIT PRICE																									
LAND VALUE			LAND VALUE																									
OTHER ADJUSTMENTS AND NOTES			OTHER ADJUSTMENTS AND NOTES																									
YEAR			YEAR																									
DENSITY			DENSITY																									
DECL			DECL																									
FRZ			FRZ																									
YR			YR																									
CONSRV			CONSRV																									
REVIEW DATE 06/28/2018 BY DJ			Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS																									