

LOT 32
IN OR 1372/898
FERREIRAS REPLAT OF

VAIL ANNE
1033 OCEAN AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-126A-0032-0000



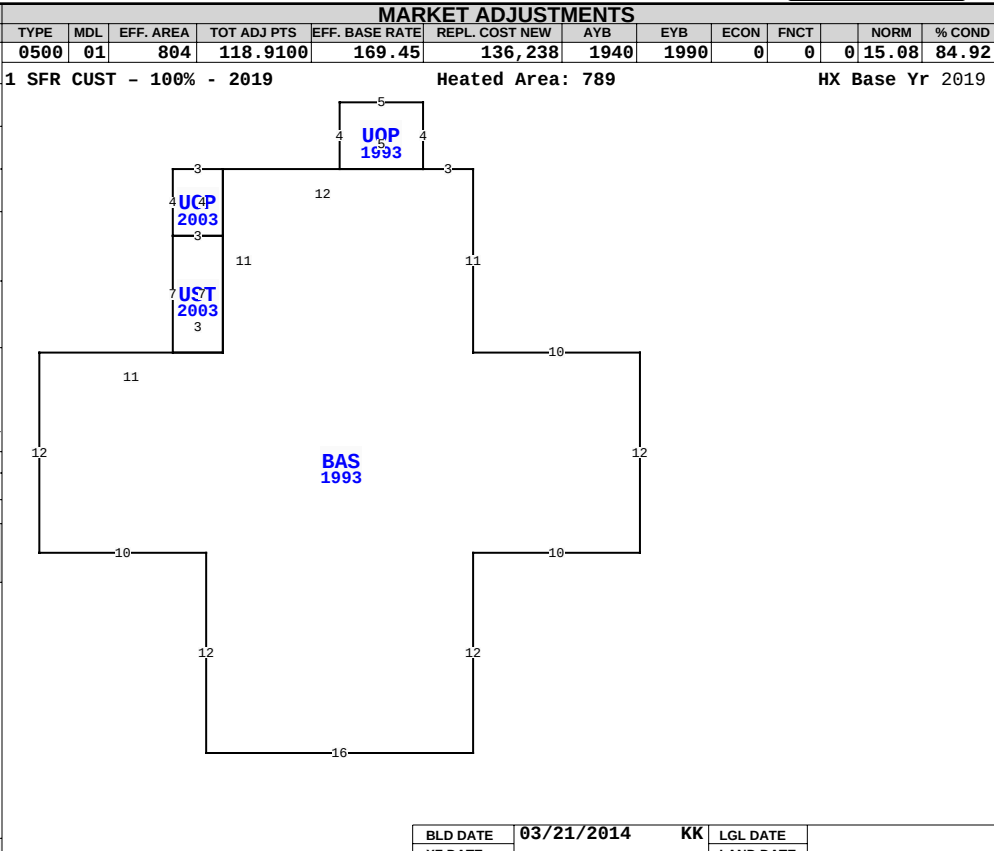
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1050.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	789	100	789	113,535
UOP	20	20	4	576
UOP	12	20	2	288
UST	21	45	9	1,295
TOTALS	842		804	115,693

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
1	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	1980	1980	3
2	1242	WD DECK A	0 100	0	0	50.00	SF	10.00	10.00	100	2004	2004	3
3	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	2004	2004	3
4	1242	WD DECK A	0 100	15	12	180.00	SF	10.00	10.00	100	2007	2007	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00



BLD DATE	03/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		115,693	
TOTAL MARKET OB/XF VALUE		1,358	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		817,051	
SOH/AGL Deduction		451,049	
ASSESSED VALUE		366,002	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		316,002	
TOTAL JUST VALUE		817,051	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		712,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051516	REPAIR/RRF	2,000	04/06/2005
20021503	REMODEL	2,000	09/03/2002
B8522	REPAIR/RRF	300	08/25/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1372/0898	12/08/2005	WD U	I	06		58,600	
GRANTOR: FISHER GREGORY							
GRANTEE: VAIL ANNE							
0906/0114	11/01/1999	WD Q	I			155,000	
GRANTOR: PEEPLES WARREN G & LO							
GRANTEE: VAIL ANNE & GREGORY							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W10 N11 W3 UOP=[YR=1993] N4 W5 S4 E5\$ W12UOP=[YR=2003] W3 S4 UST=[YR=2003] S7 E3 N7 W3\$ E3 N4\$ S11 W11 S12 E10 S12 E16 N12 E10 N12\$.													