LOT 36
IN OR 2536/809
FERREIRAS REPLAT OF FDNA BEACH

SENATORS SEACLUSION LLC
4931 CASTRO CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-126A-0036-0000

BUILDING CHARACTERISTICS

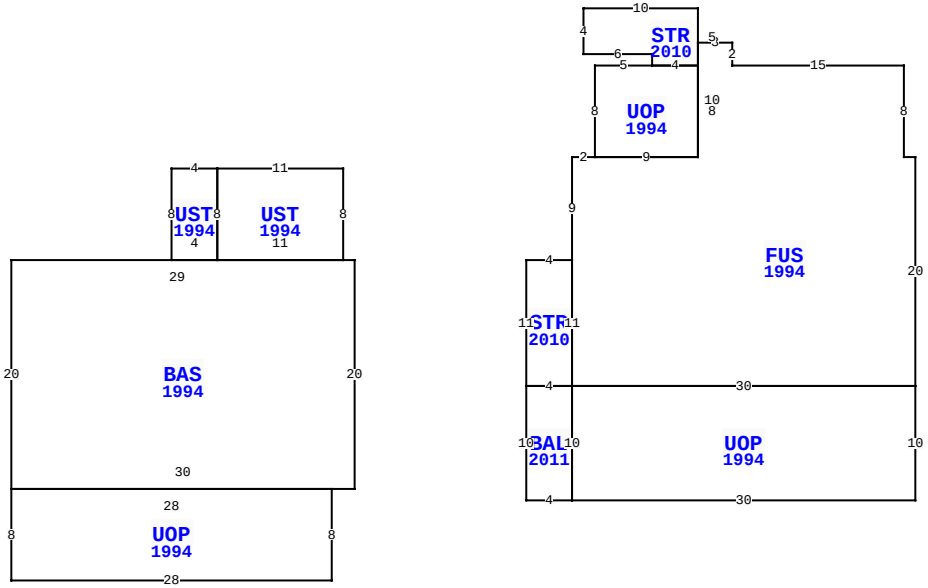
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	1,533
BAS	600	100	600	153,303
FUS	750	100	750	191,629
STR	44	10	4	1,022
STR	44	10	4	1,022
UOP	72	20	14	3,577
UOP	224	20	45	11,497
UOP	300	20	60	15,330
UST	32	45	14	3,577
UST	88	45	40	10,220
TOTALS	2,194		1,537	392,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,537	213.0729	303.63	466,679	1940	1990	0	0	0	15.85	84.15

1 SFR CUST – 0% - 2023 Heated Area: 1350 HX Base Yr



1025 OCEAN AVE, FERNANDINA BEACH

BLD DATE	11/25/2015 KWKK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	392,710
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,092,710
SOH/AGL Deduction	0
ASSESSED VALUE	1,092,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,092,710
TOTAL JUST VALUE	1,092,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	978,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033343	REPAIR/RRF	2,000	06/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0809	2/04/2022	WD	Q	I	01	1,300,000
GRANTOR: SALMON REBECA ELLEN						
GRANTEE: SENATOR'S SEACLUSIO						
2192/1304	4/27/2018	WD	Q	I	01	537,000
GRANTOR: DOUGHERTY ANTHONY C &						
GRANTEE: SALMON REBECA ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 UST=[YR=1994] N8 W11 UST=[YR=1994] W4 S8 E4 N8$ S8 E11$ W29 S20 UOP=[YR=1994] S8 E28 N8 W28 $ E30 N20$ PTR= E15 STR=[YR=2010] E4 FUS=[YR=1994] N9 E2 UOP=[YR=1994] N8 E5 STR=[YR=2010] N1 W6 N4 E10 S5 W4 $ E4 S8 W9$ E9 N10 E3 S2 E15 S8 E1 S20 UOP=[YR=1994] S10 W30 BAL=[YR=2011] W4 N10 E4 S10$ N10 E30$ W30 N11$ S11 W4 N11$ W15$.

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	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS