

LOT 72
IN OR 2115/1234
GA FDNA BEACH SUB PB 2/35

JOHNSON WILLIAM B
837 OCEAN AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134A-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	9	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1050.00
------------------	---------

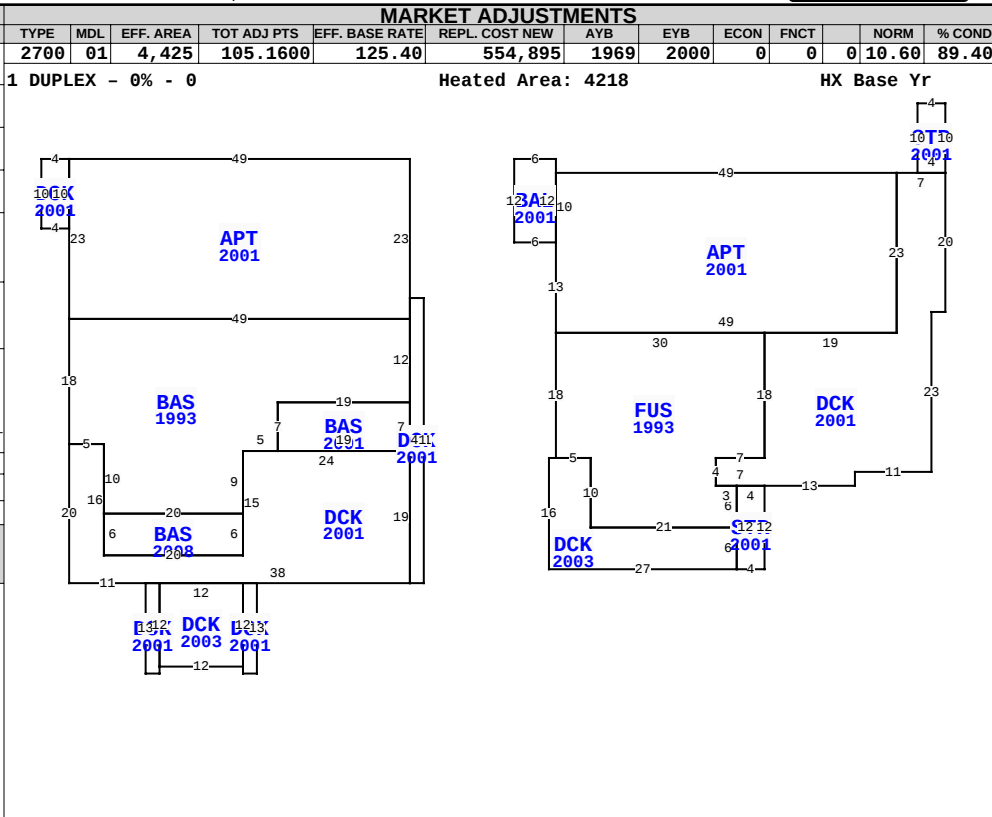
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,127	100	1,127	126,345
APT	1,127	100	1,127	126,345
BAL	72	15	11	1,233
BAS	973	100	973	109,081
BAS	133	100	133	14,910
BAS	120	100	120	13,453
DCK	26	10	3	336
DCK	26	10	3	336
DCK	40	10	4	449
DCK	82	10	8	897
TOTALS	6,243		4,425	496,076

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
2	0940	SHEDS/PORT	0	0	0	8	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
3	1242	WD DECK A	0	0	18	16	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
4	1076	TRELLIS A	0	0	7	7	49.00	SF	7.50	7.50	100	2007	2007	3	52	191	
5	1076	TRELLIS A	0	0	11	11	121.00	SF	7.50	7.50	100	2001	2001	3	29	263	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
7	0820	WOOD WALK	0	0	22	4	88.00	SF	11.75	11.75	100	2001	2001	3	40	414	
8	0476	VF 6 SBPL	0	0	0	0	35.00	LF	32.00	32.00	100	2001	2001	3	58	650	
9	0810	CONCRETE A	0	0	25	19	475.00	SF	6.50	6.50	100	2001	2001	3	82	2,532	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	14,000.00	11,900.00	892,500							



** This building has 17 Sub-Areas

837 OCEAN AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	496,076
TOTAL MARKET OB/XF VALUE	5,237
TOTAL LAND VALUE - MARKET	892,500
TOTAL MARKET VALUE	1,393,813
SOH/AGL Deduction	249,350
ASSESSED VALUE	1,144,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,144,463
TOTAL JUST VALUE	1,393,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,253,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122262	REROOF 50YR SHNGL	3,000	11/05/2012
20040223	H/AC	3,000	02/10/2004
20032497	XFOB	2,000	02/12/2003
990594	ADDITION	70,177	06/08/1999
984534	XFOB	300	11/16/1998
984440	REMODEL	900	10/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1234	4/24/2017	PR U	I	19		100
GRANTOR: JOHNSON WILLIAM B (P/						
GRANTEE: JOHNSON WILLIAM B						
0722/1337	1/25/1995	WD U	I	07		100
GRANTOR: MOUM LOIS CASEY						
GRANTEE: JOHNSON JOYCE SMITH						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
---------------------	--	--

APT=[YR=2001] W49 DCK 2001=W4S10 E4 N10\$ S23 BAS=[YR=1993] S18 DCK=[YR=2001] S20 E11 DCK=[YR=2001] S13 E2N1 DCK=[YR=2003] E12 DCK=[YR=2001] S1E2N13W2 S12\$ N12W12S12\$ N12W2\$ E38 DCK=[YR=2001] E2N41W2S41\$ N19 BAS=[YR=2001] N7W19 S7 E19\$ W24 S15 W20N16W5\$ E5S10 BAS=[YR=2008] S6E20 N6W20\$ E20N9E5N7E19N12W49\$ E49 N23\$ PTR=E15 BAL=[YR=2001] S12E6 APT=[YR=2001] S13 FUS=[YR=1993] S18 DCK=[YR=2003] W1S16E27 STR=[YR=2001] E4N12 DCK=[YR=2001] E13N2E11N23E2N20 STR=[YR=2001] N10W4S10E4\$ W7S23W19 S18W7S4E7\$W4S12\$N6W21N10W5\$ E5 S10E21N6W3N4E7N18W30\$ E49N23 W49S10\$ N12W6\$ W15\$.