LOT 75
GA FDNA BEACH SUB PB 2/35

831 OCEAN AVE LLC
512 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-134A-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

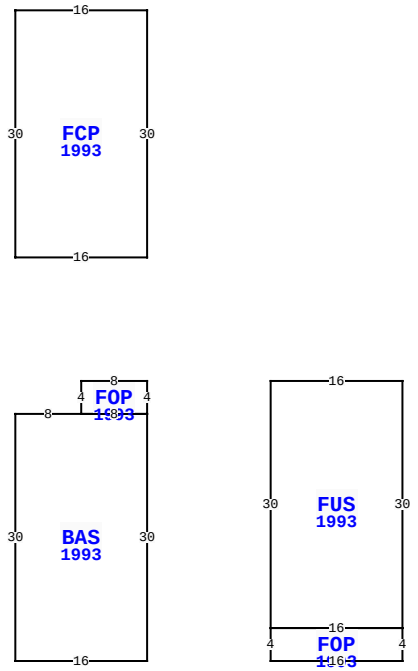
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	69,679
FCP	480	25	120	17,419
FOP	32	30	10	1,452
FOP	64	30	19	2,758
FUS	480	100	480	69,679
TOTALS	1,536		1,109	160,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,109	168.3789	159.96	177,396	1983	2003	0	0	0	9.25	90.75

1 TOWNHOUSE – 0% - 0 Heated Area: 960 HX Base Yr



831 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,974
TOTAL MARKET OB/XF VALUE	1,523
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,023,497
SOH/AGL Deduction	376,789
ASSESSED VALUE	646,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	646,708
TOTAL JUST VALUE	1,023,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	722,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120829	H/AC	3,600	05/11/2012
20110326	H/AC	3,900	03/08/2011
20081485	CHNGE SRVC	2,500	09/24/2008
20052455	REPAIR/RRF	8,000	08/16/2005
011593	REPAIR/RRF	2,500	07/12/2001
10424	REMODEL	8,500	04/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2302/1559	6/29/2019	QC	U	I	11	100
GRANTOR: RUNYEON JAMES M & DON						
GRANTEE: 831 OCEAN AVE LLC						
2210/0355	7/12/2018	WD	Q	I	01	525,000
GRANTOR: ROBERT B BAILEY REVOC						
GRANTEE: RUNYEON JAMES M & D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 S4 BAS=[YR=1993] W8 S30 E16 N30 W8 $ E8 N4 $ PTR= E15 FUS=[YR=1993] E16 S30 FOP=[YR=1993] S4 W16 N4 E16 $ W16 N30 $ W15 $ PTR= N15 FCP=[YR=1993] N30 W16 S30 E16 $ S15 $.

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
1	1241	WD DECK G	0	0	8	32	256.00	UT	15.53	15.53	100	1983	1983	3	20	795	
2	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	1983	1983	3	20	156	
3	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	1983	1983	3	20	156	
4	1241	WD DECK G	0	0	0	0	136.00	UT	11.50	11.50	100	1983	1983	3	20	313	
5	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1983	1983	3	44	103	

LAND DESCRIPTION

TOTAL OB/XF 1,523

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	000800	C	MULTI-FAM	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 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS

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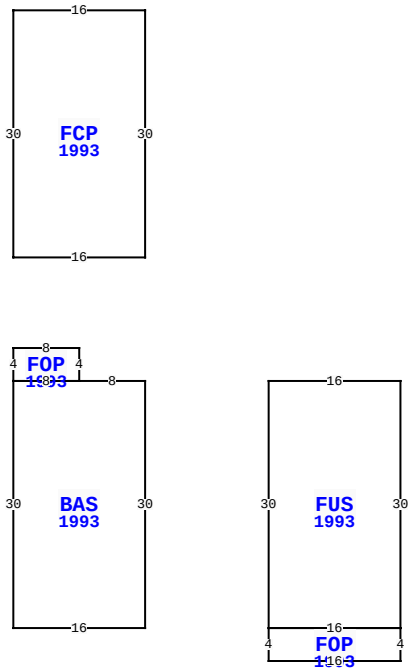

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EXTRA FEATURES

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

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