LOTS 77 (EX W 23FT) &
LOTS 78 & 76
IN OR 861/871 & OR 1773/1520

RIVERA EUGENIA
827 OCEAN AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-134A-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

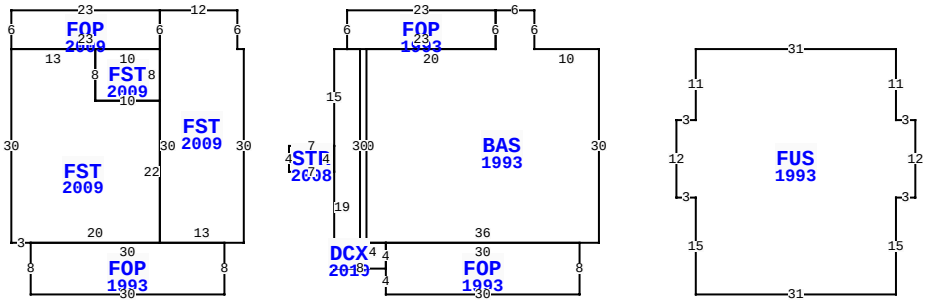
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	142,580
DCX	152	15	23	2,939
FOP	138	30	41	5,239
FOP	240	30	72	9,199
FOP	240	30	72	9,199
FOP	138	30	41	5,239
FST	80	55	44	5,621
FST	462	55	254	32,451
FST	610	55	336	42,927
FUS	1,250	100	1,250	159,700
TOTALS	4,454		3,252	415,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,252	100.7400	143.55	466,825	1930	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 0 Heated Area: 2366 HX Base Yr



** This building has 11 Sub-Areas

827 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		415,474
TOTAL MARKET OB/XF VALUE		6,362
TOTAL LAND VALUE - MARKET		1,750,000
TOTAL MARKET VALUE		2,171,836
SOH/AGL Deduction		1,668,835
ASSESSED VALUE		503,001
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		453,001
TOTAL JUST VALUE		2,171,836
NCON VALUE		5,980
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,900,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121116	METAL ROOF	12,000	06/13/2012
20081194	H/AC - NO DUCTWOR	7,000	07/24/2008
20080461	ELEC FOR LOWER LE	2,500	03/20/2008
20080378	STUCCO ENTIRE HOM	10,000	03/12/2008
20071678	ELEC.FIXT LOWER L	0	09/06/2007
20070803	144 YARDS OF FILL	0	05/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0861/0871	1/05/1999	QC	U	I	06	100
GRANTOR: JOHNSON RANDY S						
GRANTEE: RIVERA EUGENIA						
0646/0192	1/10/1992	WD	U	I	10	59,400
GRANTOR: JOHNSON ROBT & M B						
GRANTEE: JOHNSON RANDY & E R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W6 FOP=[YR=1993] W23 S6DCX=[YR=2010] W2 S15 STR=[YR=2008] W7 S4 E7 N4 $ S19 E8 FOP=[YR=1993] S4 E30 N8 W30 S4 $ N4 W4 N30 W2 $ E23 N6 $ S6 W20 S30 E36 N30 $ PTR= E15 FUS=[YR=1993] E31 S11 E3 S12 W3 S15 W31 N15 W3 N12 E3 N11 $ W15 $ PTR= W55 FST=[YR=2009] W1 N6 W12 FOP=[YR=2009] W23 S6 FST=[YR=2009] S30 E3 FOP=[YR=1993] S8 E30 N8 W30$ E20 N22 W10 N8 W13 $ E23 N6$ S6 FST=[YR=2009] W10 S8 E10 N8$ S30 E13 N30$ E55$.

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	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	100	1960	1960	3	20	382	
5	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2021	2021	3	99	5,386	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 6,362

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	100	0002	R-2	100.00	88.00	100.00	FF		1.00	1.00	0.75	14,000.00	10,500.00	1,050,000							
2	000120	C	SFR OCN FT	100	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 1,750,000 Market: 0 Agricultural: 0 Common: 1,750,000 PRINTED 08/02/2023 BY SYS