



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0800MULTI-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	1,152	100	1,152	128,865
FOP	360	30	108	12,081
FUS	1,152	100	1,152	128,865

TOTALS 2,664 2,412 269,810

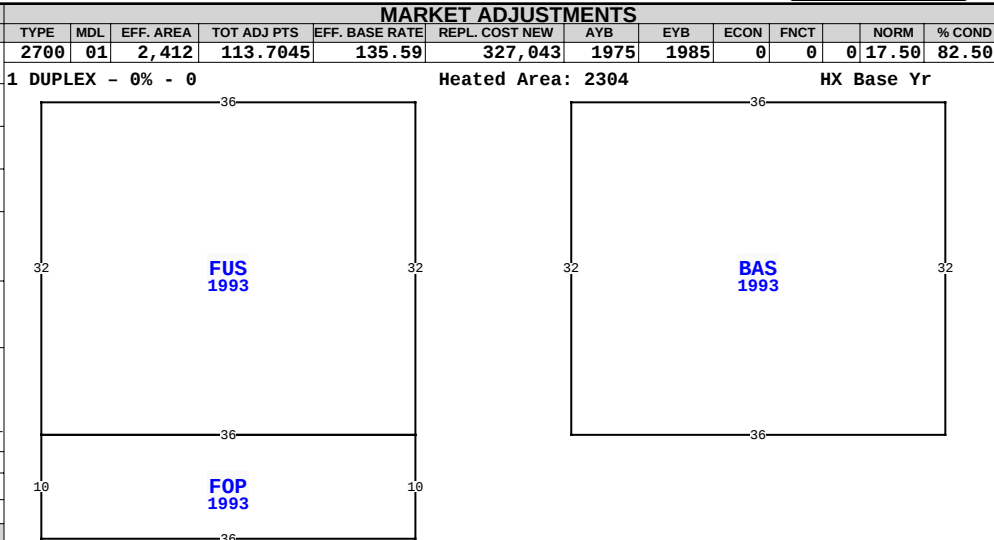
EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	30	49	1,470.00	SF	6.50	6.50	100	1975	1975	3	27	2,580	
2	0811	CONCRETE B	0	0	20	36	720.00	SF	2.60	2.60	100	1975	1975	3	27	505	
3	1242	WD DECK A	0	0	36	11	396.00	SF	13.00	13.00	100	1993	1993	3	20	1,030	
4	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	1975	1975	3	27	407	
7	1242	WD DECK A	0	0	13	4	52.00	SF	10.00	10.00	100	1993	1993	3	20	104	
8	1242	WD DECK A	0	0	22	4	88.00	SF	10.00	10.00	100	1993	1993	3	20	176	

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	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 06/01/2018 BY DJX



629 OCEAN AVE, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,412	113.7045	135.59	327,043	1975	1985	0	0	0 17.50	82.50

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,810
TOTAL MARKET OB/XF VALUE		4,802
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		974,612
SOH/AGL Deduction		151,041
ASSESSED VALUE		823,571
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		823,571
TOTAL JUST VALUE		974,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111164	H/AC	1,000	07/18/2011
B9610171	REPAIR/RRF	2,650	12/02/1996
6019	REPAIR/RRF	1,300	06/07/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/0220	8/31/2020	WD	Q	I	01
GRANTOR: MCCLELLAN MAXINE D					
GRANTEE: GEROLD SCOTT J & ME					
0623/0635	4/09/1991	WD	Q	I	
GRANTOR: HAWKINS VERA G					
GRANTEE: DAVIS & MCCLELLAN					

BUILDING NOTES

BUILDING DIMENSIONS	
FUS=[YR=1993] W36 S32 FOP=[YR=1993] S10 E36 N10 W36 \$ E36 N32 \$ PTR= E15 BAS=[YR=1993] E36 S32 W36 N32 \$ W15 \$.	

TOTAL OB/XF 4,802

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