



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	203,818
DCX	56	15	8	1,308
DCX	272	15	41	6,707
FOP	514	30	154	25,191
FOP	262	30	79	12,923
UST	160	45	72	11,777

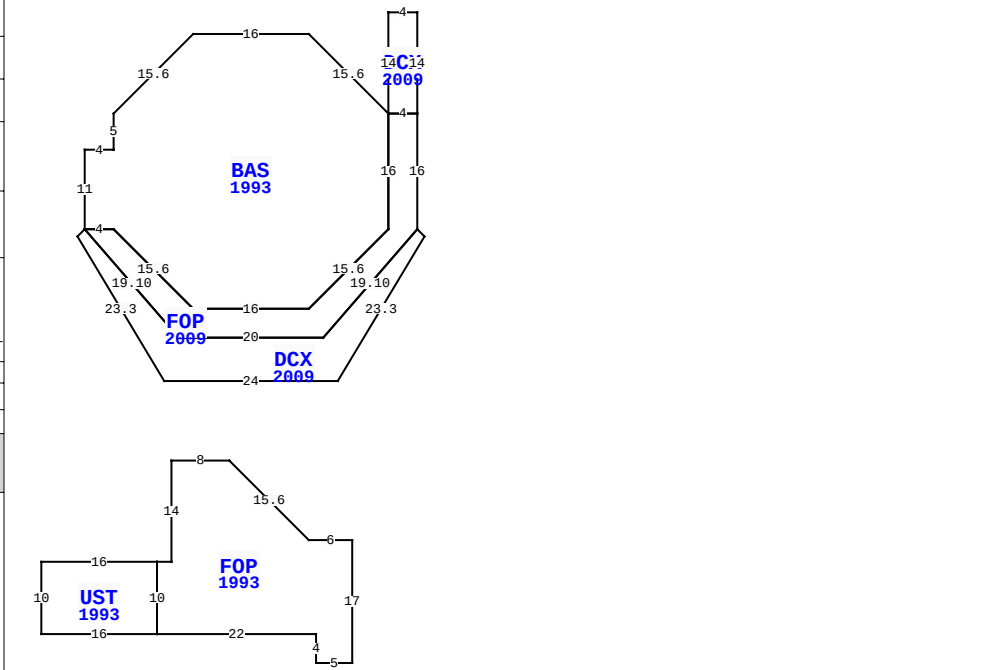
TOTALS	2,510		1,600	261,724
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	0	1,331.00	SF	6.50	6.50
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
3	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50	6.50
4	0801	ASPHALT A	0	0	38	10	380.00	SF	3.00	3.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	SFR OCN FT	0	0002	R-2	75.00	100.00	75.00	FF

REVIEW DATE	01/14/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,600	131.9472	188.02	300,832	1977	1995	0	0	0 13.00	87.00
1 SFR CUST - 0% - 0											
Heated Area: 1246											
HX Base Yr											



347 OCEAN AVE, FERNANDINA BEACH	BLD DATE	03/19/2015	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF										
4,532										

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4,532										

Total Acres: 0.00	Total Land Value: 1,050,000	Market: 0	Agricultural: 0	Common: 1,050,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	261,724		
TOTAL MARKET OB/XF VALUE	4,532		
TOTAL LAND VALUE - MARKET	1,050,000		
TOTAL MARKET VALUE	1,316,256		
SOH/AGL Deduction	370,963		
ASSESSED VALUE	945,293		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	945,293		
TOTAL JUST VALUE	1,316,256		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,155,645		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091617	REMODEL	2,100	11/30/2009
20091464	REPAIR/RRF	9,000	10/27/2009
20091389	REPAIR/RRF	2,100	10/12/2009
20072231	H/AC	8,500	12/14/2007
20051110	REPAIR/RRF	3,000	01/25/2005
20021423	H/AC	1,000	08/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/1025	4/30/2019	WD	Q	I	01	875,000
GRANTOR: DUMAS KARL L & PAULA						
GRANTEE: BOURQUIN MARY K & M						
1074/1057	8/13/2002	WD	Q	I		300,000
GRANTOR: CHERESKIN JAMES & BAR						
GRANTEE: MATOUSEK JASON ALLE						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W16 D11 L11 S5W4S11 DCX=[YR=2009] L1 D1 D20 R12 E24 R12 U20 U1 L1 L13 D15 W20 U15 L13 \$ FOP=[YR=2009] R13 D15 E20 U15 R13 N16 DCX=[YR=2009] N14W4S14E4S16 D11 L11 W16 L11 U11 W4\$E4 D11 R11 E16 R11 U11 N16 L11 U11 \$ PTR=S70 FOP=[YR=1993] E6 S17W5N4W22 UST=[YR=1993] W16N10E16 S10\$ N10E2 N14E8 D11 R11 \$ N70\$.										