LOT 115
GA FDNA BEACH SUB PB 2/35

BUTLER PAUL P & MARGARET R
341 OCEAN AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-134A-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

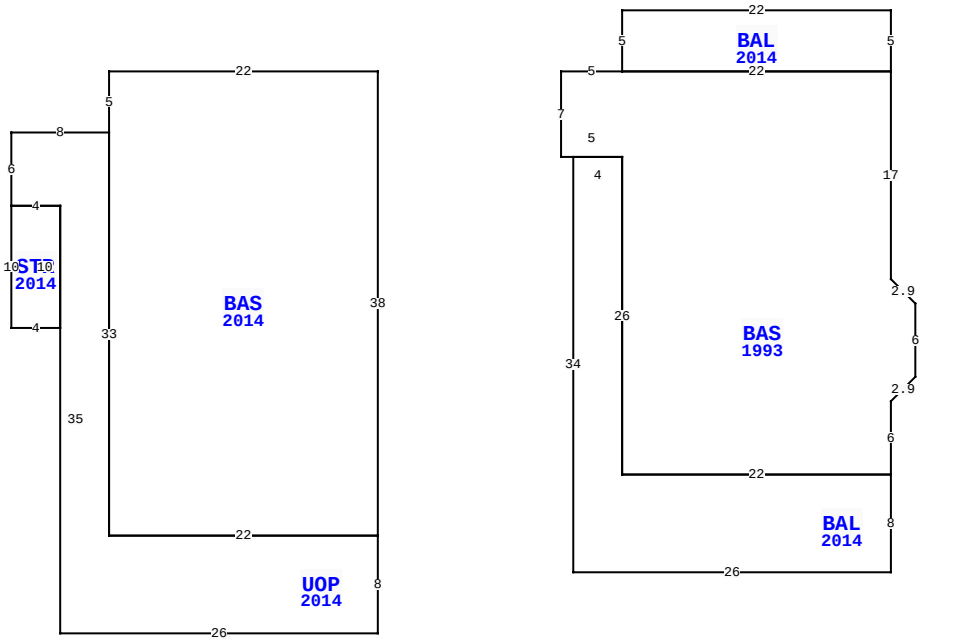
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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
BAL	110	15	16	2,530
BAL	312	15	47	7,433
BAS	777	100	777	122,880
BAS	836	100	836	132,210
STR	40	10	4	633
UOP	364	20	73	11,545
TOTALS	2,439		1,753	277,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,753	124.0000	176.70	309,755	1969	2000	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2013 Heated Area: 1613 HX Base Yr 2013



341 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		277,231
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		980,626
SOH/AGL Deduction		557,719
ASSESSED VALUE		422,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,907
TOTAL JUST VALUE		980,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		868,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131846	NEW CONSTR	275,000	08/06/2013
20090657	ELEC OTHER	1,200	05/28/2009
20020355	REPAIR/RRF	3,000	03/01/2002
19991758	REPAIR/RRF	900	12/09/1999
B8963	REMODEL	6,712	03/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0097	8/27/2012	WD	U	I	11	100
GRANTOR: ROWLAND HERBERT R & K						
GRANTEE: BULTER PAUL P & MAR						
1823/0799	8/27/2012	WD	U	I	11	100
GRANTOR: ROWLAND HERBERT R & K						
GRANTEE: BUTLER PAUL P & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W22 S5 UOP=[YR=2014] W8 S6 STR=[YR=2014] S10 E4 N10 W4$ E4 S35 E26 N8 W22 N33$ S33 E22 N38$ PTR=E15
BAS=[YR=1993] E5 BAL=[YR=2014] N5 E22 S5 W22$ E22 S17 D2 R2 S6 D2 L2 S6 BAL=[YR=2014] S8 W26 N34 E4 S26 E22$ W22 N26 W5 N7$ W15 $.

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
2	1242	WD DECK A	0	100	0	0	100.00	SF	14.00	14.00	100	2014	2014	3	70	980	
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2014	2014	3	70	2,016	
5	0476	VF 6 SBPL	0	100	0	0	14.00	LF	32.00	32.00	100	2014	2014	3	89	399	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 09/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS