BLOCK 2 LOT 1
IN OR 2155/1680
OCEAN CITY NORTH PORTION R/P

SEPTEMBER FIRST PARTNERS FLORIDA LLC
957 BELLVIEW RD
MCLEAN, VA 22102

2023

00-00-31-1520-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

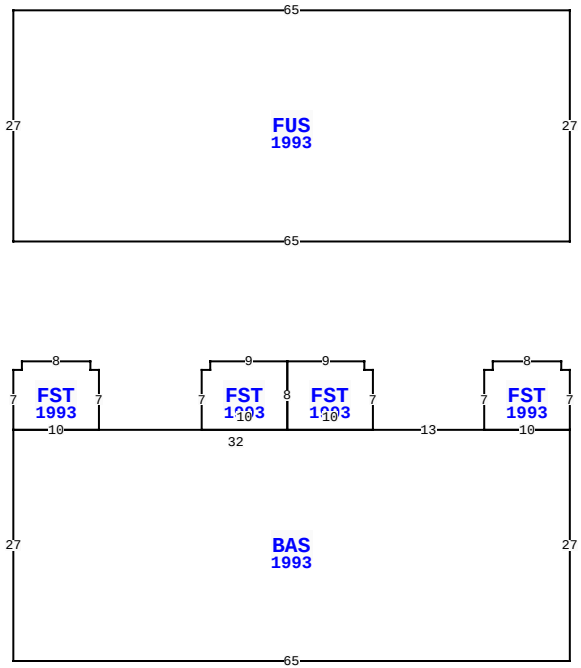
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		6 100
Frame	03	MASONRY 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	168,749
FST	78	55	43	4,134
FST	78	55	43	4,134
FST	79	55	43	4,134
FST	79	55	43	4,134
FUS	1,755	100	1,755	168,749
TOTALS	3,824		3,682	354,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	3,682	104.8500	116.38	428,511	1972	1985	0	0	0	17.38	82.62

1 QUAD PLEX – 0% - 0 Heated Area: 3510 HX Base Yr



2810 OHIO 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	354,036
TOTAL MARKET OB/XF VALUE	6,465
TOTAL LAND VALUE - MARKET	397,800
TOTAL MARKET VALUE	758,301
SOH/AGL Deduction	142,305
ASSESSED VALUE	615,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,996
TOTAL JUST VALUE	758,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	690,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100690	ELEC OTHER	4,500	04/27/2010
20100138	H/AC	10,000	01/27/2010
20100038	H/AC	3,500	01/11/2010
C0081563	REPAIR/RRF	5,000	10/13/2008
19984948	REPAIR/RRF	1,500	02/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1680	11/03/2017	WD	Q	I	01	600,000
GRANTOR: WRAY WILLIAM L SR & P						
GRANTEE: SEPTEMBER FIRST PAR						
2081/1237	10/14/2016	PR	U	I	19	100
GRANTOR: WRAY WILLIAM L SR & P						
GRANTEE: WRAY WILLIAM L SR &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W1 N1 W8 S1 W1 S7 BAS=[YR=1993] W13 FST=[YR=1993] N7 W1 N1 W9 FST=[YR=1993] W9 S1 W1 S7 E10 N8 $ S8 E10 $ W32 FST=[YR=1993] N7 W1 N1 W8 S1 W1 S7 E10 $ W10 S27 E65 N27 W10 $ E10 N7 $ PTR= N15 FUS=[YR=1993] N27W65S27E65$ 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	0812	CONCRETE C	0	0	0	0	4,004.00	SF	4.00	4.00	100	1972	1972	3	24	3,844	
2	0820	WOOD WALK	0	0	77	3	231.00	SF	11.75	11.75	100	1989	1989	3	40	1,086	
3	0820	WOOD WALK	0	0	3	19	57.00	SF	11.75	11.75	100	1998	1998	3	40	268	
4	1242	WD DECK A	0	0	7	65	455.00	SF	13.00	13.00	100	1972	1972	3	20	1,183	
5	0446	BOX FNC 6'	0	0	3	7	21.00	LF	20.00	20.00	100	1972	1972	3	20	84	

LAND DESCRIPTION

TOTAL OB/XF 6,465

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	0006	R-3	75.00	142.00	75.00	FF		1.00	1.00	0.88	6,000.00	5,304.00	397,800							

REVIEW DATE 03/15/2017 BY DJX Total Acres: 0.00 Total Land Value: 397,800 Market: 0 Agricultural: 0 Common: 397,800 PRINTED 08/02/2023 BY SYS