

LOT 62 IN OR 1276/1100
OCEAN CAY PB 6/166

HULL ROBERT A &/DAVIDSON SHELIA D
382 S FLETCHER AVE #303
FERNANDINA BEACH, FL 32034

2023

00-00-31-152C-0062-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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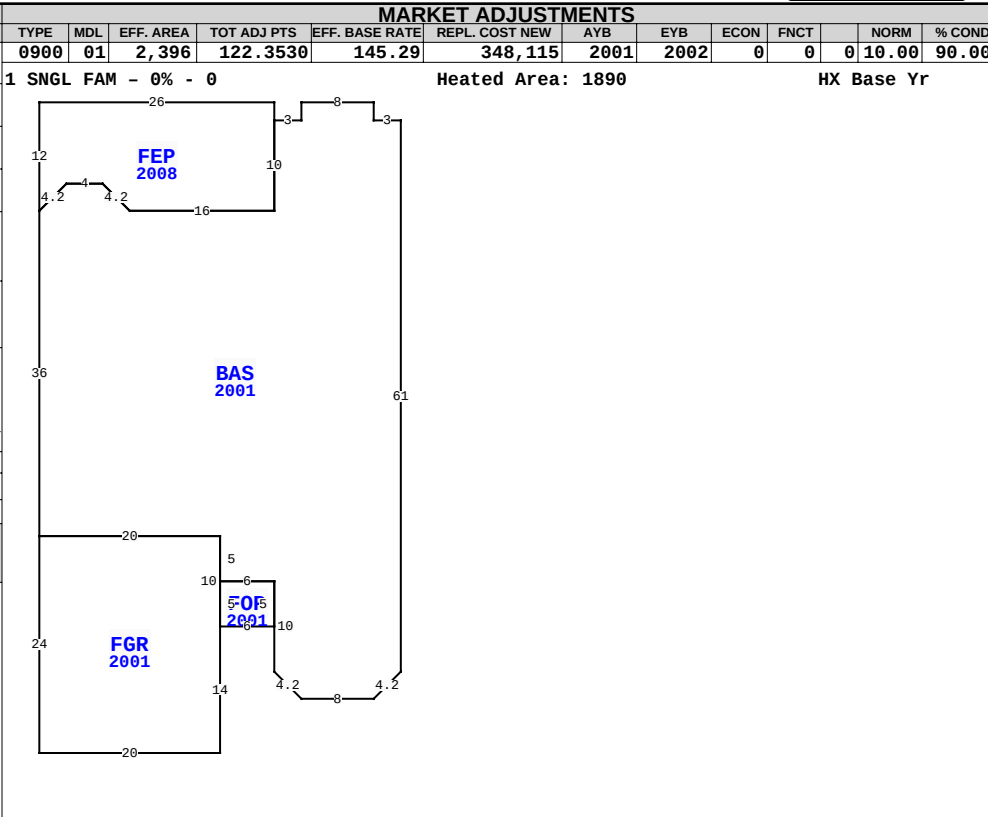
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	247,138
FEP	291	80	233	30,468
FGR	480	55	264	34,521
FOP	30	30	9	1,177

TOTALS	2,691	2,396	313,304
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	0	6	4	24.00	SF	9.50
3	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50
4	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00
6	1242	WD DECK A	0	0	4	3	12.00	SF	10.00
7	0855	CONC PAVER	0	0	26	16	416.00	SF	10.00
8	0910	SCRN RM L	0	0	26	16	416.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	86	3,010	
100	2001	2001	3	82	187	
100	2001	2001	3	82	448	
100	2001	2001	3	82	3,155	
100	2001	2001	3	20	48	
100	2001	2001	3	20	24	
100	2008	2008	3	90	3,744	
100	2008	2008	3	40	2,496	

TOTAL OB/XF									
13,112									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			313,304
TOTAL MARKET OB/XF VALUE			13,112
TOTAL LAND VALUE - MARKET			203,500
TOTAL MARKET VALUE			529,916
SOH/AGL Deduction			43,994
ASSESSED VALUE			485,922
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			485,922
TOTAL JUST VALUE			529,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			533,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100625	H/AC	2,500	04/19/2010
20080659	XFOB	9,978	04/23/2008
20080582	ELEC OTHER	1,050	04/14/2008
20080508	XFOB	22,400	03/28/2008
2003074	NEW CONSTR	213,857	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1276/1100	11/24/2004	WD	Q	I	
GRANTOR: JOHNSON GEORGE O & KA					SALE PRICE
GRANTEE: HULL ROBERT A & SHE					
1276/1097	11/24/2004	QC	U	I	01
GRANTOR: JOHNSON GEORGE O TRUS					100
GRANTEE: JOHNSON GEORGE O &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W3 N2 W8 S2 W3 FEP=[YR=2008] N2 W26 S12 R3 U3 E4 R3 D3 E16 N10\$ S10 W16 U3 L3 W4 D3 L3 S36 FGR=[YR=2001] S24 E20 N14 FOP=[YR=2001] E6 N5 W6 S5\$ N10 W20\$ E20 S5 E6 S10 R3 D3 E8 U3 R3 N61\$.									