

LOT 2
IN OR 2054/55
OCEANSIDE SUB PB 4/68

FISCHER PASCAL ALAIN & NATHALIE
2855 OCEAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 90	0100	11	2,436	157.8016	142.42	346,935	1987	1997	0	0	0	12.05	87.95	VALUATION BY STANDARD												
Exterior Wall	12	CEDAR 10	1 SINGLE FAM - 100% - 2017													Heated Area: 2330 HX Base Yr 2017												
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 305,129												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 5,326												
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET 175,000												
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 485,455												
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 178,701																									
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 306,754																									
Bedrooms	4	100	TOTAL EXEMPTION VALUE HX HB 50,000																									
Bathrooms	3	100	BASE TAXABLE VALUE 256,754																									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 485,455																									
Stories	2.	2. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 471,438																									
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA												01													
NEIGHBORHOOD/LOC			1039.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	921	100	921	115,363																								
BAS	35	100	35	4,384																								
BAS	348	100	348	43,590																								
FOP	128	30	38	4,760																								
FST	84	55	46	5,762																								
FUS	432	100	432	54,111																								
FUS	594	100	594	74,403																								
UOP	112	20	22	2,755																								
TOTALS			2,654	2,436	305,129																							
EXTRA FEATURES			2855 OCEAN DR, FERNANDINA BEACH																									
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	0 100	48 16	767.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,717														
2	1242	WD DECK A	0 100	11 12	132.00	SF	10.00	10.00	100	1987	1987	3	20	264														
3	0810	CONCRETE A	0 100	0 0	344.00	SF	6.50	6.50	100	2004	2004	3	86	1,923														
4	0479	VF PICKET	0 100	0 0	64.00	LF	10.00	10.00	100	2004	2004	3	66	422														
LAND DESCRIPTION			TOTAL OB/XF													5,326												
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000											
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																												