S 31.97' OF LOT 3
OCEANSIDE SUB PB 4/68

THOMPSON G DELL L/E/
2847 OCEAN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0003-0020

BUILDING CHARACTERISTICS

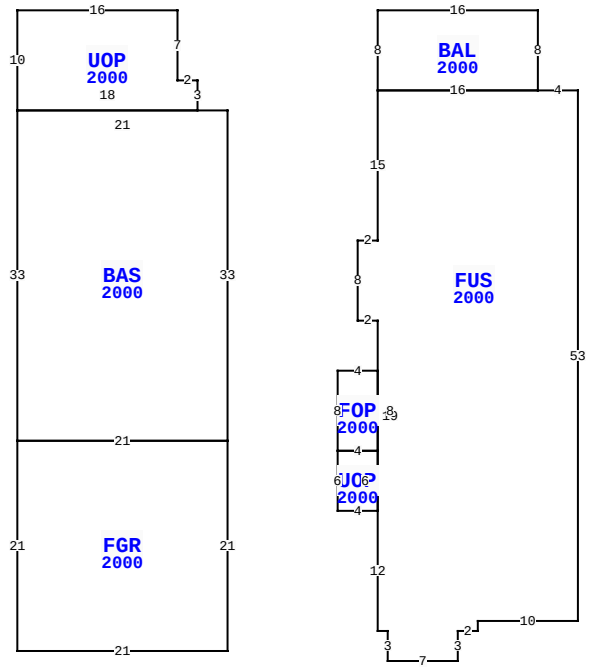
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	128	15	19	1,905
BAS	693	100	693	69,485
FGR	441	55	243	24,365
FOP	32	30	10	1,002
FUS	1,107	100	1,107	110,995
UOP	24	20	5	501
UOP	166	20	33	3,309
TOTALS	2,591		2,110	211,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,110	117.9234	112.03	236,383	2000	2000	0	0	0	10.50	89.50

1 TOWNHOUSE – 100% - 2008 Heated Area: 1800 HX Base Yr 2008



2847 OCEAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,563
TOTAL MARKET OB/XF VALUE		3,576
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		355,139
SOH/AGL Deduction		149,776
ASSESSED VALUE		205,363
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		150,363
TOTAL JUST VALUE		355,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1082	11/02/2022	LE	U	I	11	100
GRANTOR: THOMPSON G DELL						
GRANTEE: THOMPSON DELL C & S						
1517/0446	8/06/2007	WD	Q	I		285,000
GRANTOR: MORRIS TIMOTHY D & SU						
GRANTEE: THOMPSON G DELL & A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W16 S10 BAS=[YR=2000] S33 FGR=[YR=2000] S21 E21 N21 W21$ E21 N33 W21$ E18 N3 W2 N7$ PTR=E20 BAL=[YR=2000] E16 S8 FUS=[YR=2000] E4 S53 W10 S1 W2 S3 W7 N3 W1 N12 UOP=[YR=2000] W4 N6 FOP=[YR=2000] N8 E4 S8 W4$ E4 S6$ N19 W2 N8 E2 N15 E16$ W16 N8$ W20$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	2000	2000	3	80	3,037	
2	0810	CONCRETE A	0	100	0	0	83.00	SF	6.50	6.50	100	2000	2000	3	80	432	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	80	47	
4	1242	WD DECK A	0	100	10	3	30.00	SF	10.00	10.00	100	2000	2000	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 3,576

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			31.00	115.00	1.00	LT		1.00	1.00	0.80	175,000.00	140,000.00	140,000							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS