LOT 8
OCEANSIDE SUB PB 4/68

PASCHALL HENRY J & AMANDA
2805 OCEAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

DOR CODE	0800	MULTI-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	32	15	5	811
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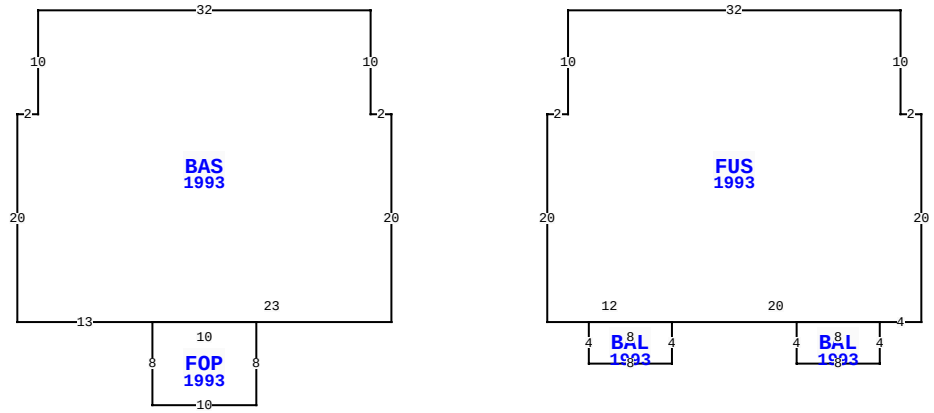
BAS	1,040	100	1,040	168,784
FOP	80	30	24	3,895
FUS	1,040	100	1,040	168,784
TOTALS	2,224		2,114	343,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,114	145.9416	174.04	367,921	1988	2008	0	0	0	6.75	93.25

1 DUPLEX – 0% - 0 Heated Area: 2080 HX Base Yr



2805 OCEAN DR, 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	343,086
TOTAL MARKET OB/XF VALUE	3,094
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	521,180
SOH/AGL Deduction	134,714
ASSESSED VALUE	386,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,466
TOTAL JUST VALUE	521,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130807	DECKING	2,500	04/16/2013
20130637	REMODEL	2,000	03/28/2013
20120085	REMODEL	3,000	01/18/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1911	7/20/2020	WD	Q	I	02	442,000
GRANTOR: MISCIAGNA JENNIFER A						
GRANTEE: PASCHALL HENRY J &						
1753/0618	7/12/2011	WD	U	I	11	164,000
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: MISCIAGNA JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 W32 S10 W2 S20 E13 FOP=[YR=1993] S8 E10 N8 W10 $ E23 N20 $ PTR= E15 FUS=[YR=1993] E2 N10 E32 S10 E2 S20 W4 BAL=[YR=1993] S4 W8 N4 E8 $ W20 BAL=[YR=1993] S4 W8 N4 E8 $ W12 N20 $ 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
1	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2013	2013	3	65	416	
2	0858	SCULP CONC	0	0	27	4	108.00	SF	13.00	13.00	100	2013	2013	3	98	1,376	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2013	2013	3	65	416	
4	1123	CB 8"	1	0	60	3	180.00	SF	6.15	6.15	100	2023	2000		80	886	

LAND DESCRIPTION

TOTAL OB/XF 3,094

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS