LOT 11
IN OR 1041/1113
OCEANSIDE SUB PB 4/68

HARDEE EDWARD H/OTT KEVIN D
821 SIMMONS ROAD
FERNANDNINA BEACH, FL 32034

**2023**

**00-00-31-1550-0011-0000**

## NASSAU COUNTY PROPERTY



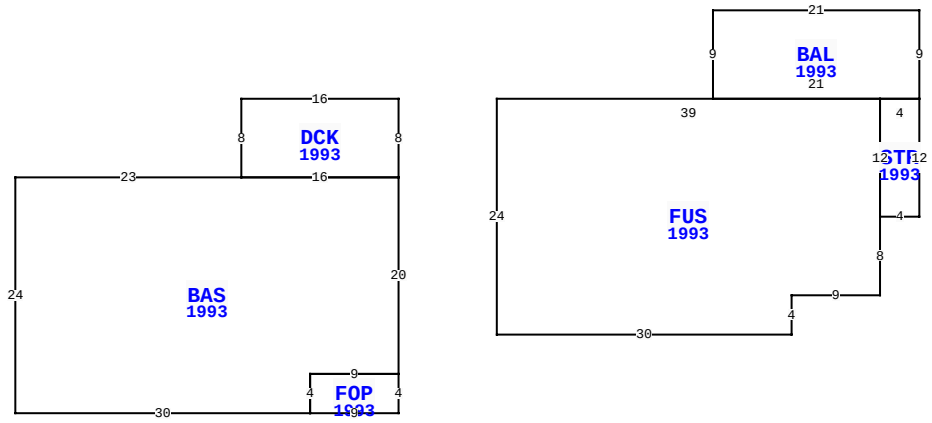
## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1039.00 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,857 | 109.0740 | 130.07 | 241,540 | 1981 | 1981 | 0 | 0 | 0 | 25.63 | 74.37 |

1 DUPLEX – 0% - 0 Heated Area: 1800 HX Base Yr




| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 189 | 15 | 28 | 2,709 |
| BAS | 900 | 100 | 900 | 87,060 |
| DCK | 128 | 10 | 13 | 1,258 |
| FOP | 36 | 30 | 11 | 1,064 |
| FUS | 900 | 100 | 900 | 87,060 |
| STR | 48 | 10 | 5 | 483 |
| TOTALS | 2,201 | | 1,857 | 179,633 |

2747 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 | 179,633 |
| TOTAL MARKET OB/XF VALUE | 6,261 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 360,894 |
| SOH/AGL Deduction | 98,592 |
| ASSESSED VALUE | 262,302 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 262,302 |
| TOTAL JUST VALUE | 360,894 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 309,598 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120505 | ROOF | 4,400 | 03/27/2012 |
| 20010672 | XFOB | 2,000 | 04/17/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1041/1113 | 3/05/2002 | WD | Q | I | | 157,000 |
| GRANTOR: DOUCETT JAMES T & JAC | | | | | | |
| GRANTEE: HARDEE EDWARD H & K | | | | | | |
| 0814/1142 | 11/24/1997 | WD | Q | I | | 105,000 |
| GRANTOR: BOWEN HARALD & PATRIC | | | | | | |
| GRANTEE: DOUCETT JAMES T & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W16 S8 BAS=[YR=1993] W23 S24 E30 FOP=[YR=1993] E9 N4 W9 S4$ N4 E9 N20 W16$ E16 N8$ PTR= E10 FUS=[YR=1993] S24 E30 N4 E9 N8 STR=[YR=1993] E4 N12 BAL=[YR=1993] N9 W21 S9 E21$ W4 S12$ N12 W39$ W10$.

## 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 | 0 | 0 | 0 | 1,942.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 62 | 6,261 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,261

| 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 | 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 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS