LOT 13
IN OR 1217/9
OCEANSIDE SUB PB 4/68

O'CONNELL JANICE REVOC LVG TRUST/O'CONNELL JANICE
4035 DUNEWOOD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

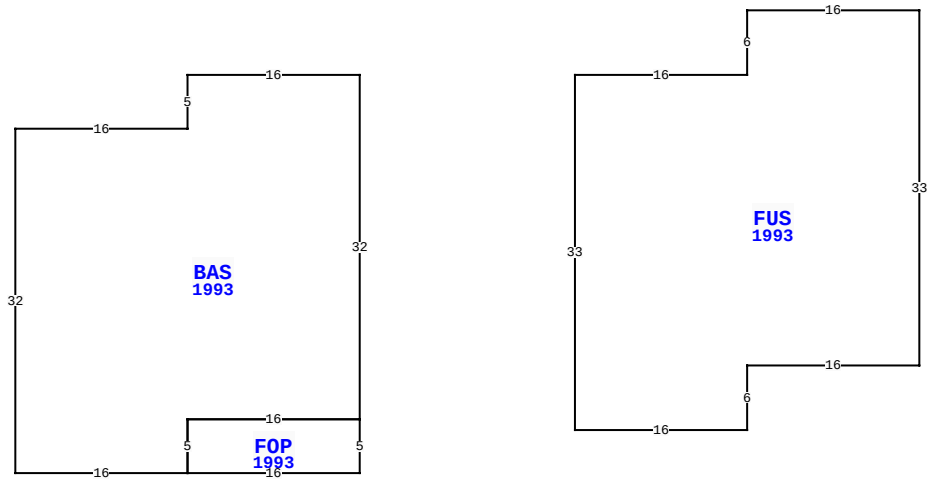
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	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	1,024	100	1,024	114,019
FOP	80	30	24	2,672
FUS	1,056	100	1,056	117,582
TOTALS	2,160		2,104	234,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,104	112.1610	133.75	281,410	1987	1987	0	0	0	16.75	83.25

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



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

2727 OCEAN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	234,274
TOTAL MARKET OB/XF VALUE	3,824
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	413,098
SOH/AGL Deduction	116,155
ASSESSED VALUE	296,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,943
TOTAL JUST VALUE	413,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4017	N/A	56,000	12/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/1283	5/24/2004	WD	U	I	07	100
GRANTOR: MASON DAVID						
GRANTEE: O'CONNELL JANICE A						
1217/0009	3/22/2004	WD	U	I	01	100
GRANTOR: O'CONNELL JANICE A						
GRANTEE: O'CONNELL JANICE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S5 W16 S32 E16 FOP=[YR=1993] E16 N5 W16 S5$ N5 E16 N32$ PTR=E20 FUS=[YR=1993] E16 N6E16 S33 W16 S6 W16 N33$ 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
2	0811	CONCRETE B	0	0	36	20	640.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,814	
3	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50	100	1987	1987	3	54.5	255	
4	0820	WOOD WALK	0	0	54	4	216.00	SF	11.75	11.75	100	1995	1995	3	40	1,015	
5	1242	WD DECK A	0	0	0	0	148.00	SF	10.00	10.00	100	2010	2010	3	50	740	

LAND DESCRIPTION

TOTAL OB/XF 3,824

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