

LOT 19
IN OR 2050/1988
OCEANSIDE SUB PB 4/68

SCHROEDER MICHAEL/DESOTO MARIE
2695 OCEAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,348	100	1,348	159,206
FGR	300	55	165	19,488
FOP	60	30	18	2,126

TOTALS	1,708		1,531	180,819
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	49	11	539.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	0	27	4	108.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	0	0	0	283.00	SF	10.00	10.00	
6	0755	FSP	0	0	15	11	165.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

REVIEW DATE	03/25/2020	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,531	114.7500	136.27	208,629	1987	1995	0	0	0 13.33	86.67
1 SNGL FAM - 0% - 0											
Heated Area: 1348											
HX Base Yr											

2695 OCEAN DR, FERNANDINA BEACH

BLD DATE	08/19/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			180,819
TOTAL MARKET OB/XF VALUE			8,367
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			364,186
SOH/AGL Deduction			69,726
ASSESSED VALUE			294,460
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,460
TOTAL JUST VALUE			364,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080229	REMODEL	2,260	02/15/2008
P021944	REMODEL	2,000	11/13/2002
4148	N/A	35,000	02/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1988	5/31/2016	WD	Q	I	01	223,500
GRANTOR: DRAGIEWICZ NICHOLAS &						
GRANTEE: SCHROEDER MICHAEL &						
1393/0620	3/03/2006	WD	Q	I		285,000
GRANTOR: POULSEN CLAIRE						
GRANTEE: DRAGIEWICZ NICHOLAS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W12 BAS=[YR=1993] W10 N2 W7 S2 W29 S29 E17											
FOP=[YR=1993] S5 E12 N5 W12\$ E29 N29\$ S25 E12 N25\$.											

TOTAL OB/XF											
8,367											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

Market:	0	Agricultural:	0	Common:	175,000	PRINTED 08/02/2023 BY SYS
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