LOT 21
IN OR 1820/302
OCEANSIDE SUB PB 4/68

ESPERSEN FRED V & COLLEEN T
2700 OCEAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

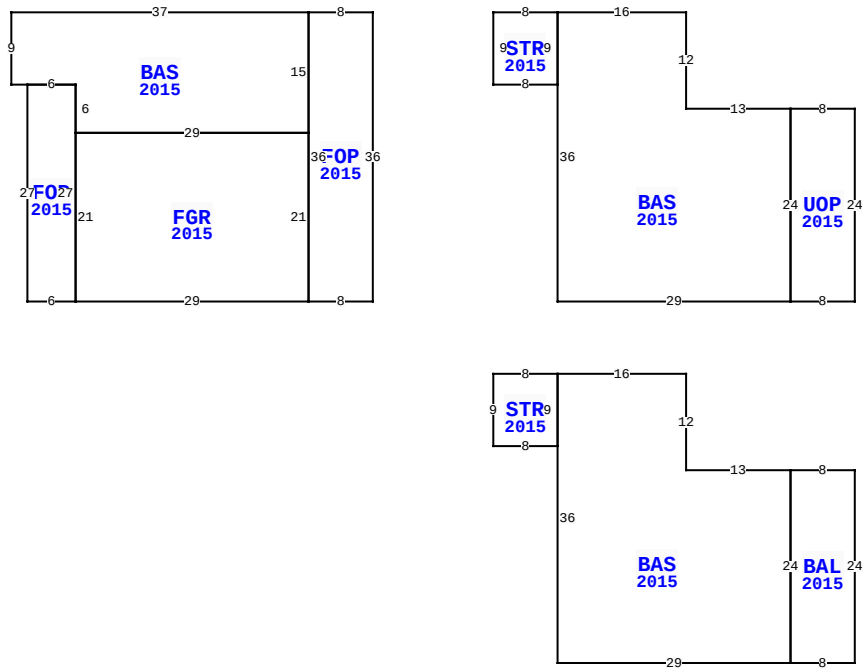
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	5,038
BAS	507	100	507	88,076
BAS	888	100	888	154,264
BAS	888	100	888	154,264
FGR	609	55	335	58,196
FOP	162	30	49	8,512
FOP	288	30	86	14,940
STR	72	10	7	1,216
STR	72	10	7	1,216
UOP	192	20	38	6,601
TOTALS	3,870		2,834	492,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,834	151.0502	179.37	508,335	2015	2015	0	0	0	3.15	96.85

1 SNGL FAM – 100% - 2016 Heated Area: 2283 HX Base Yr 2016



2700 OCEAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		492,322
TOTAL MARKET OB/XF VALUE		9,011
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		676,333
SOH/AGL Deduction		238,178
ASSESSED VALUE		438,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		388,155
TOTAL JUST VALUE		676,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142511	CO ISSUED	0	07/16/2015
20142511	NEW CONSTR	250,114	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1820/0302	10/19/2012	WD	U	V	12	52,000
GRANTOR: FNB SOUTH FOLKSTON						
GRANTEE: ESPERSEN FRED V & C						
1783/1556	3/01/2012	WD	U	V	12	75,000
GRANTOR: HAYS ANN M TRUSTEE						
GRANTEE: FNB SOUTH FOLKSTON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W8 BAS=[YR=2015] W37 S9 E2 FOP=[YR=2015] S27 E6 FGR=[YR=2015] E29 N21 W29 S21$ N27 W6$ E6 S6 E29 N15 $ S36 E8 N36$ PTR=E15 STR=[YR=2015] E8 BAS=[YR=2015] E16 S12 E13 UOP=[YR=2015] E8 S24 W8 N24$ S24 W29 N36$ S9 W8 N9$ W15$ PTR=E15 S45 STR=[YR=2015] E8 BAS=[YR=2015] E16 S12 E13 BAL=[YR=2015] E8 S24 W8N24$ S24 W29 N36$ S9 W8 N9$ N45 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	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2015	2015	3	96	3,869	
2	0810	CONCRETE A	0	100	0	0	824.00	SF	6.50	6.50	100	2015	2015	3	96	5,142	

LAND DESCRIPTION

TOTAL OB/XF 9,011

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS