LOT 25
IN OR 2115/1909
OCEANSIDE SUB PB 4/68

2744 OCEAN LLC
2666 B FIRST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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

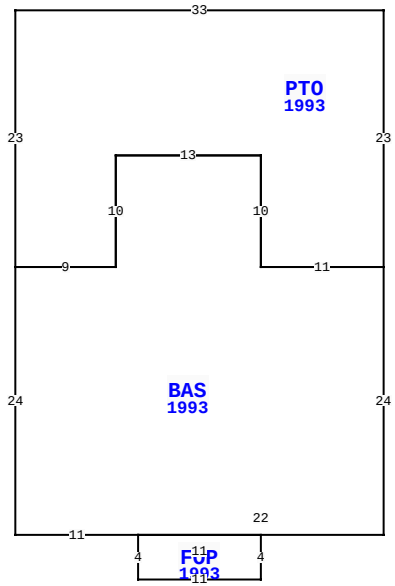
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

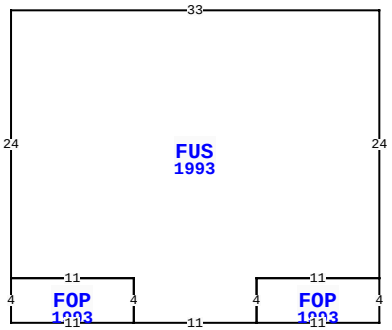
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	922	100	922	105,089
FOP	44	30	13	1,482
FOP	44	30	13	1,482
FOP	44	30	13	1,482
FUS	836	100	836	95,286
PTO	629	5	31	3,533
TOTALS	2,519		1,828	208,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,828	120.2250	143.37	262,080	1981	1981	0	0	0	20.50	79.50

1 DUPLEX – 0% - 0 Heated Area: 1758 HX Base Yr





2744 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	208,354
TOTAL MARKET OB/XF VALUE	2,893
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	386,247
SOH/AGL Deduction	107,475
ASSESSED VALUE	278,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,772
TOTAL JUST VALUE	386,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122109	AC	2,500	10/12/2012
20071667	REPAIR/RRF	4,700	09/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1909	4/24/2017	QC	U	I	11	100
GRANTOR: HOSKINS JANE G						
GRANTEE: 2744 OCEAN LLC						
1787/0454	4/06/2012	WD	U	I	30	100
GRANTOR: HOSKINS CRAIG M						
GRANTEE: HOSKINS JANE G						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W33 S23 BAS=[YR=1993] S24 E11 FOP=[YR=1993] S4 E11 N4 W11$ E22 N24 W11 N10 W13 S10 W9$ E9 N10 E13 S10 E11 N23$ PTR=E15 FUS=[YR=1993] E33 S24 FOP=[YR=1993] S4 W11 N4 E11$ W11 S4 W11 FOP=[YR=1993] W11 N4 E11 S4$ N4 W11 N24$ 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	0	0	0	759.00	SF	5.20	5.20	100	1981	1981	3	38	1,500	
2	0810	CONCRETE A	0	0	0	0	62.00	SF	6.50	6.50	100	1981	1981	3	38	153	
3	0810	CONCRETE A	0	0	0	0	265.00	SF	6.50	6.50	100	1995	1995	3	72	1,240	

LAND DESCRIPTION

TOTAL OB/XF 2,893

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 04/21/2017 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS