

LOT 27  
IN OR 1946/1662  
OCEANSIDE SUB PB 4/68

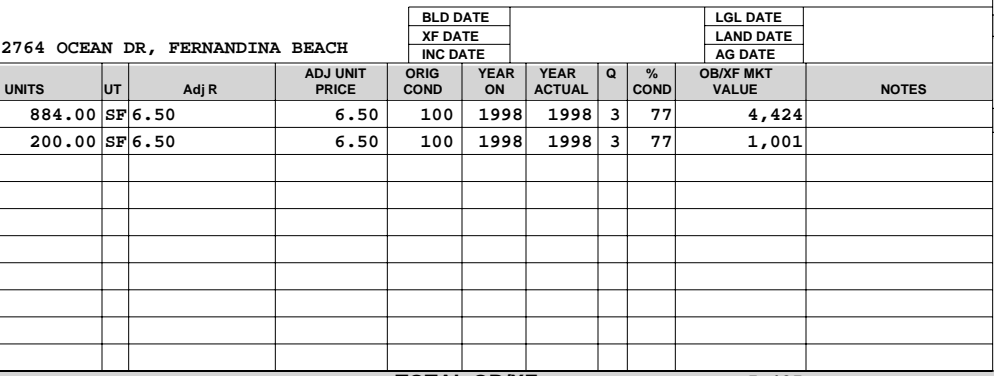
WYLER ANDREAS & DONATA  
2764 OCEAN DR  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-1550-0027-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,973	115.9725	138.30	411,166	1998	2003	0	0	9.50	90.50



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	1,256	100	1,256	157,203
FGR	544	55	299	37,424
FOP	32	30	10	1,252
FOP	32	30	10	1,252
FOP	120	30	36	4,506
FUS	1,352	100	1,352	169,219
PTO	200	5	10	1,252
TOTALS	3,536		2,973	372,105

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	0810	CONCRETE A	0	0	0	884.00	SF	6.50	6.50	100	1998	1998	3	77	4,424	
2	0810	CONCRETE A	0	0	0	200.00	SF	6.50	6.50	100	1998	1998	3	77	1,001	

2764 OCEAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			372,105
TOTAL MARKET OB/XF VALUE			5,425
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			552,530
SOH/AGL Deduction			160,508
ASSESSED VALUE			392,022
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			392,022
TOTAL JUST VALUE			552,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710471	NEW CONSTR	134,260	05/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1946/1662	10/17/2014	TD	Q	I	01	335,000
GRANTOR: BARNES FRED S & JOYCE						
GRANTEE: WYLER ANDREAS & DON						
0716/1717	10/26/1994	WD	Q	V		27,100
GRANTOR: TROTMAN JOHN LEE & AN						
GRANTEE: BARNES FRED S & JOY						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1998] W40 S5 FOP=[YR=1998] S3 BAS=[YR=1998] S33	
FOP=[YR=1998] S4 E8 FGR=[YR=1998] S16 E24 N16 FOP=[YR=1998]	
E8 N4 W8 S4 \$ N5 W2 N2 W20 S2 W2 S5\$ N4 W8 \$ E8 N1 E2 N2 E20	
S2 E2 S1 E8 N33 W40 \$ E40 N3 W40 \$ E40 N5 \$ PTR= E15	
FUS=[YR=1998] E40 S22 W4 N1 W4 S21 W24 N21 W4 S1 W4 N22 \$	
W15 \$ .	

LAND DESCRIPTION		TOTAL OB/XF															5,425							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							