LOT 8
IN OR 660/922 & OR 1939/1803
OCEAN SOUND PB 5/295

MEIRES JAN L
2807 OCEAN MIST DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0008-0000

BUILDING CHARACTERISTICS

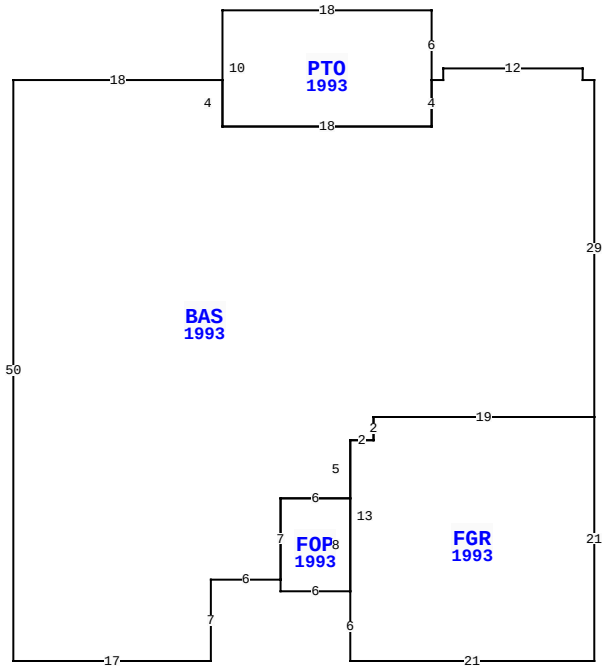
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1,877	211,588
FGR	437	55	240	27,054
FOP	48	30	14	1,579
PTO	180	5	9	1,015
TOTALS	2,542		2,140	241,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,140	113.8368	135.18	289,285	1991	1991	0	0	0	16.61	83.39

1 SNGL FAM – 100% - 1993 Heated Area: 1877 HX Base Yr 1993



2807 OCEAN MIST 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		241,235
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		521,085
SOH/AGL Deduction		352,027
ASSESSED VALUE		169,058
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,058
TOTAL JUST VALUE		521,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111036	OTHER	300	06/24/2011
20091169	H/AC	5,300	08/31/2009
6472	NEW CONSTR	93,000	04/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1803	9/29/2014	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: MEIRES JANET L						
0660/0922	6/05/1992	WD	Q	I		116,000
GRANTOR: CRISP-LINGERFELT CO						
GRANTEE: GRAY K & MEIRES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N1 W12 S1 W1 PTO=[YR=1993] N6 W18 S10 E18 N4 $ S4 W18 N4 W18 S50 E17 N7 E6 FOP=[YR=1993] S1 E6 FGR=[YR=1993] S6 E21 N21 W19 S2 W2 S13 $ N8 W6 S7 $ N7 E6 N5 E2 N2 E19 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	1991	1991	3	64	2,330	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS