LOT 12
IN OR 1919/1657
OCEAN SOUND PB 5/295

MARTIN DONALD K &/CULIG KATHRYN M
2815 OCEAN MIST DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

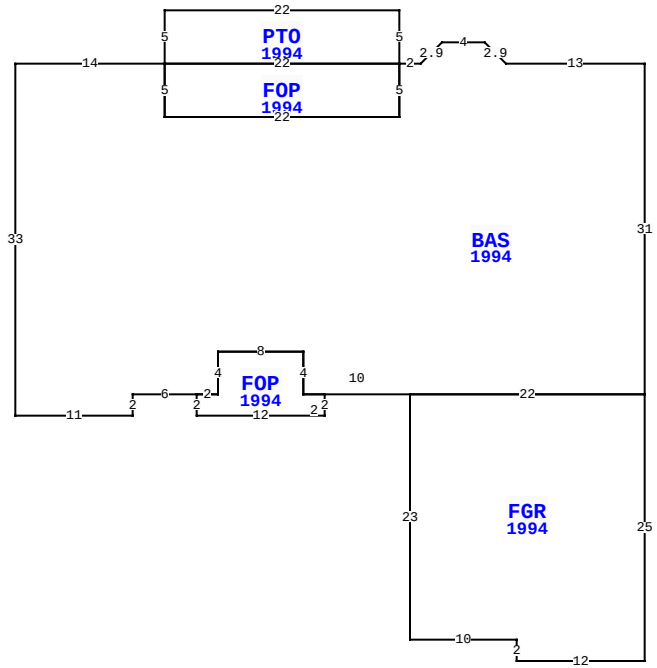
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,721	100	1,721	357,747
FGR	530	55	292	60,699
FOP	56	30	17	3,534
FOP	110	30	33	6,859
PTO	110	5	6	1,247
TOTALS	2,527		2,069	430,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,069	156.2669	222.68	460,725	1994	2008	0	0	0	6.65	93.35

1 SFR CUST – 100% - 2015 Heated Area: 1721 HX Base Yr 2015



2815 OCEAN MIST 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		430,087
TOTAL MARKET OB/XF VALUE		5,664
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		710,751
SOH/AGL Deduction		275,108
ASSESSED VALUE		435,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,643
TOTAL JUST VALUE		710,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111800	REMODEL	38,500	10/07/2011
20081629	REPAIR/RRF	0	10/28/2008
20022210	H/AC	0	12/17/2002
20022065	ELEC OTHER	0	12/04/2002
20021961	NEW BATH	0	11/15/2002
20021882	ADDITION	0	11/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1919/1657	5/28/2014	WD	Q	I	02	485,000
GRANTOR: HABIG BARBARA JANE						
GRANTEE: MARTIN DONALD K & K						
1647/1214	10/30/2009	WD	Q	I	01	375,000
GRANTOR: DAKE PAUL D & ELIZABE						
GRANTEE: HABIG BARBARA JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 U2 L2 W4 D2 L2 W2 PTO=[YR=1994] N5W22S5
FOP=[YR=1994] S5 E22 N5 W22$ E22$ S5 W22 N5 W14 S33 E11 N2 E6
FOP=[YR=1994] S2 E12 N2W2 N4W8S4W2$ E2N4E8S4E10
FGR=[YR=1994] S23 E10 S2 E12 N25 W22$ E22 N31$.

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	0810	CONCRETE A	0	100	0	0	1,220.00	SF	6.50	6.50	100	1994	1994	3	70	5,551	
2	1243	WD DECK F	0	100	22	8	176.00	SF	3.20	3.20	100	2000	2000	3	20	113	

LAND DESCRIPTION

TOTAL OB/XF 5,664

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 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS