LOT 14 IN OR 710/77
OCEAN SOUND PB 5/295

CULBRETH JOHN D & PRISCILLA W
2819 OCEAN MIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

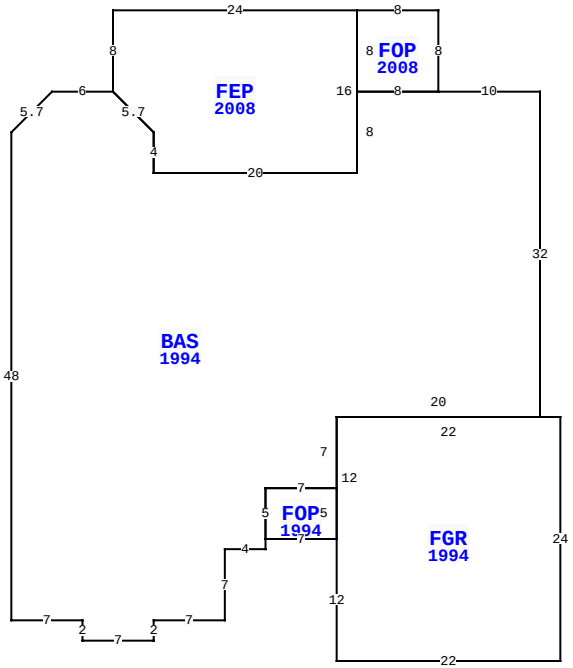
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,023	100	2,023	237,949
FEP	360	80	288	33,875
FGR	528	55	290	34,110
FOP	35	30	10	1,176
FOP	64	30	19	2,235
TOTALS	3,010		2,630	309,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,630	115.1040	136.69	359,495	1994	1994	0	0	0	13.95	86.05

1 SNGL FAM – 100% - 1995 Heated Area: 2023 HX Base Yr 1995



2819 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		309,345
TOTAL MARKET OB/XF VALUE		7,701
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		660,796
SOH/AGL Deduction		437,026
ASSESSED VALUE		223,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,770
TOTAL JUST VALUE		660,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070389	REPAIR/RRF	9,700	03/05/2007
20070380	ELEC OTHER	750	03/01/2007
20070171	REPAIR/RRF	15,000	01/30/2007
8264	NEW CONSTR	66,850	04/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/0077	7/27/1994	WD	Q	I		151,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CULBRETH JOHN D & P						
0704/0073	5/09/1994	WD	U	V	19	30,000
GRANTOR: CHAMPION THOMAS D & T						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W10 FOP=[YR=2008] N8 W8 FEP=[YR=2008] W24 S8 D4 R4 S4 E20 N16$ S8 E8$ W8 S8 W20 N4 L4 U4 W6 L4 D4 S48 E7 S2 E7 N2 E7 N7 E4 N1 FOP=[YR=1994] E7 FGR=[YR=1994] S12 E22 N24 W22 S12$ N5 W7 S5$ N5 E7 N7 E20 N32$.

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	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	1994	1994	3	70	3,058	
3	1242	WD DECK A	0	100	0	0	339.00	SF	10.00	10.00	100	2007	2007	3	35	1,187	
4	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2010	2010	3	81	518	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 7,701

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	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 08/02/2023 BY SYS