LOT 23
IN OR 1761/915
OCEAN SOUND PB 5/295

SPATOLA JOHN R & MARIANNE E
2814 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0023-0000

NASSAU COUNTY PROPERTY

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 Floo	11	CLAY TILE 100
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

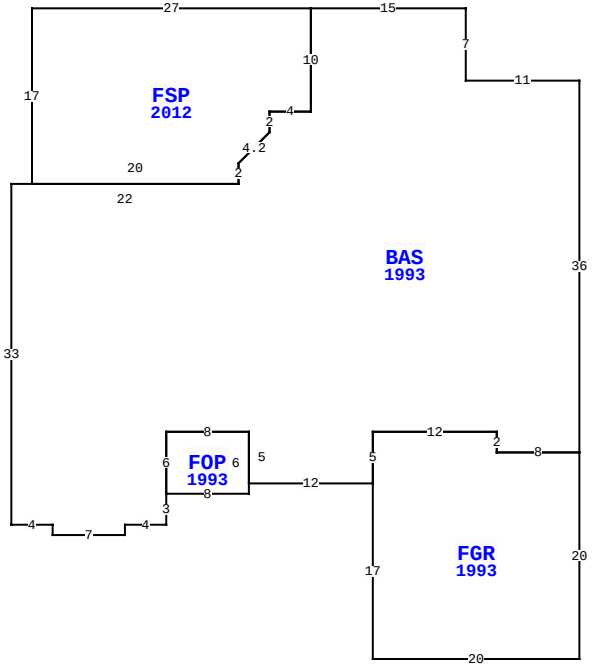
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	260,206
FGR	424	55	233	31,220
FOP	48	30	14	1,876
FSP	421	40	168	22,510
TOTALS	2,835		2,357	315,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	130.4380	154.90	365,099	1992	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2012 Heated Area: 1942 HX Base Yr 2012



2814 OCEAN SOUND 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		315,811
TOTAL MARKET OB/XF VALUE		32,982
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		623,793
SOH/AGL Deduction		329,552
ASSESSED VALUE		294,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,241
TOTAL JUST VALUE		623,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200130	REMODEL	47,000	03/17/2020
20131446	SWIM POOL	24,000	06/24/2013
20131122	ROOF	14,500	05/21/2013
20122012	10X26 SCREEN ROOM	4,800	09/20/2012
7262	NEW CONSTR	100,000	08/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1761/0915	10/21/2011	WD	Q	I	01	240,000
GRANTOR: RYAN THOMAS & MILDRED						
GRANTEE: SPATOLA JOHN R & MA						
0905/1788	10/29/1999	WD	U	I	01	100
GRANTOR: RYAN MILDRED N						
GRANTEE: RYAN MILDRED N & TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N7 W15 FSP=[YR=2012] W27 S17 E20 N2 U3 R3 N2 E4 N10 $ S10 W4 S2 L3 D3 S2 W22 S33 E4 S1 E7 N1 E4 N3 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E8S5 E12 FGR=[YR=1993] S17 E20 N20 W8 N2 W12 S5$ N5 E12 S2 E8 N36 $.

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	1992	1992	3	74	2,590	
2	0810	CONCRETE A	0	100	0	0	683.00	SF	6.50	6.50	100	1992	1992	3	66	2,930	
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1992	1992	3	66	438	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1992	1992	3	66	39	
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	1992	1992	3	66	77	
6	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2013	2013	3	75	16,830	
7	0855	CONC PAVER	0	100	0	0	679.00	SF	10.00	10.00	100	2013	2013	3	95	6,451	
8	1242	WD DECK A	0	100	0	0	558.00	SF	10.00	10.00	100	2013	2013	3	65	3,627	

LAND DESCRIPTION

TOTAL OB/XF 32,982

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 06/03/2021 BY RKX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS