LOT 26
IN OR 1845/1853
OCEAN SOUND PB 5/295

COOPER ANITA S
2808 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0026-0000

BUILDING CHARACTERISTICS

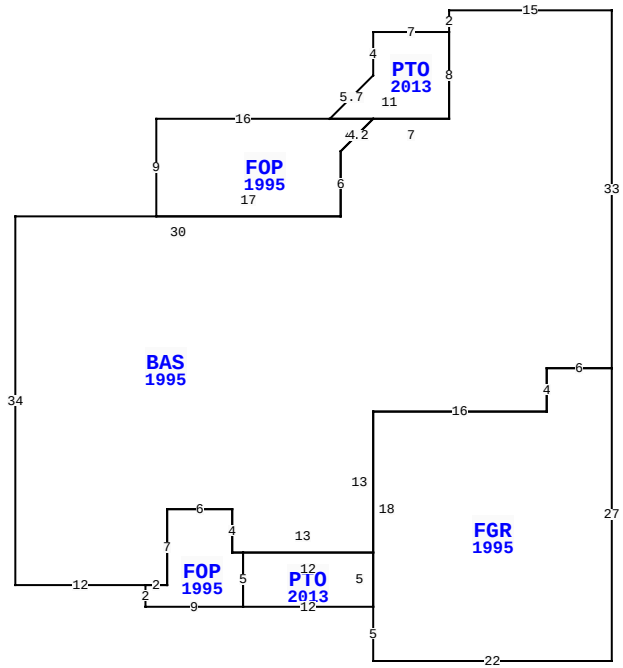
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,784	100	1,784	216,174
FGR	530	55	292	35,383
FOP	63	30	19	2,302
FOP	158	30	47	5,695
PTO	60	5	3	364
PTO	64	5	3	364
TOTALS	2,659		2,148	260,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	120.3048	142.86	306,863	1995	1995	0	0	0	15.18	84.82

1 SNGL FAM – 100% - 2019 Heated Area: 1784 HX Base Yr 2019



2808 OCEAN SOUND DR, FERNANDINA BEACH

BLD DATE	09/17/2013 KK	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		260,281
TOTAL MARKET OB/XF VALUE		16,046
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		551,327
SOH/AGL Deduction		392,164
ASSESSED VALUE		159,163
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		104,163
TOTAL JUST VALUE		551,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130963	SCRENCL	5,000	05/01/2013
20032699	REMODEL	10,000	03/14/2003
8809	NEW CONSTR	78,820	01/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1853	3/15/2013	WD	Q	I	01	251,500
GRANTOR: BLAZER INGRID K WINN						
GRANTEE: COOPER ANITA S						
0728/1988	5/04/1995	WD	Q	I		128,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WINN RICHARD J & IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 S2 PTO=[YR=2013] W7 S4 L4 D4
FOP=[YR=1995] W16 S9 E17 N6 R3 U3 W4$ E11 N8$ S8 W7 D3 L3
S6 W30 S34 E12 FOP=[YR=1995] S2 E9 PTO=[YR=2013] E12
FGR=[YR=1995] S5 E22 N27 W6 S4 W16 S18 $ N5 W12 S5 $ N5 W1
N4W6 S7 W2 $ E2 N7 E6 S4 E13 N13E16 N4 E6 N33 $.

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
3	0855	CONC PAVER	0	100	0	0	826.00	SF	10.00	10.00	100	2013	2013	3	95	7,847	
4	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2013	2013	3	95	1,026	
5	0855	CONC PAVER	0	100	0	0	137.00	SF	10.00	10.00	100	2013	2013	3	95	1,302	
6	0910	SCRN RM L	0	100	25	9	225.00	SF	15.00	15.00	100	2013	2013	3	65	2,194	
7	0855	CONC PAVER	0	100	13	9	117.00	SF	10.00	10.00	100	2013	2013	3	95	1,112	
8	0855	CONC PAVER	0	100	27	10	270.00	SF	10.00	10.00	100	2013	2013	3	95	2,565	

LAND DESCRIPTION

TOTAL OB/XF 16,046

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 09/21/2017 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS