LOT 28
IN OR 2193/748
OCEAN SOUND PB 5/295

DUNBAR W BRIAN LIVING TRUST/DUNBAR W BRIAN TRUSTEE
2804 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0028-0000

BUILDING CHARACTERISTICS

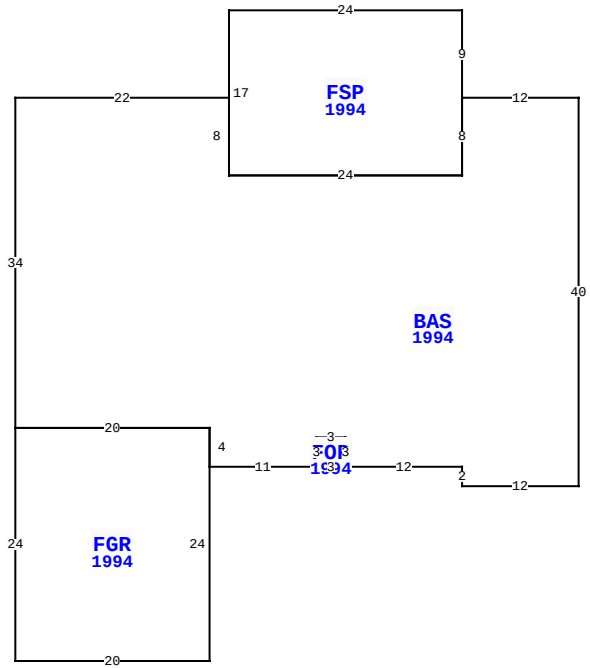
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,947	100	1,947	231,429
FGR	480	55	264	31,380
FOP	9	30	3	357
FSP	408	40	163	19,375
TOTALS	2,844		2,377	282,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,377	118.0410	140.17	333,184	1994	1994	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 2015 Heated Area: 1947 HX Base Yr 2015



2804 OCEAN SOUND 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		282,540
TOTAL MARKET OB/XF VALUE		21,068
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		578,608
SOH/AGL Deduction		252,516
ASSESSED VALUE		326,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,092
TOTAL JUST VALUE		578,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120800	REPLACE WINDOW&DO	2,000	05/04/2012
20120652	KIT & BATH REMODE	2,000	04/16/2012
20120615	INSTALL LIGHTS	500	04/12/2012
8446	SWIM POOL	8,000	07/18/1994
8286	NEW CONSTR	4,100	05/04/1994
8018	NEW CONSTR	101,000	12/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0748	5/01/2018	WD	U	I	11	100
GRANTOR: DUNBAR WILLIAM BRIAN						
GRANTEE: DUNBAR W BRIAN LIVI						
1900/0936	1/30/2014	WD	Q	I	02	330,000
GRANTOR: PODESTA PETER M & ANI						
GRANTEE: DUNBAR WILLIAM BRIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 FSP=[YR=1994] N9 W24 S17 E24 N8 $ S8 W24 N8 W22 S34 FGR=[YR=1994] S24 E20 N24 W20 $ E20 S4 E11
FOP=[YR=1994] E3 N3 W3 S3 $ N3 E3 S3 E12 S2 E12 N40 $.

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	1,008.00	SF	6.50	6.50	100	1994	1994	3	70	4,586	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0910	SCRN RM L	0	100	0	0	814.00	SF	15.00	15.00	100	1994	1994	3	20	2,442	
4	0861	POOL GUNIT	0	100	25	18	450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	364.00	SF	14.50	14.50	100	1994	1994	3	70	3,695	

LAND DESCRIPTION

TOTAL OB/XF 21,068

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