LOT 38
OCEAN SOUND PB 5/295

PADFIELD GREG M & NANCY C L/E/
2814 OCEAN MIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155S-0038-0000

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
Quality	05	Quality Level 05

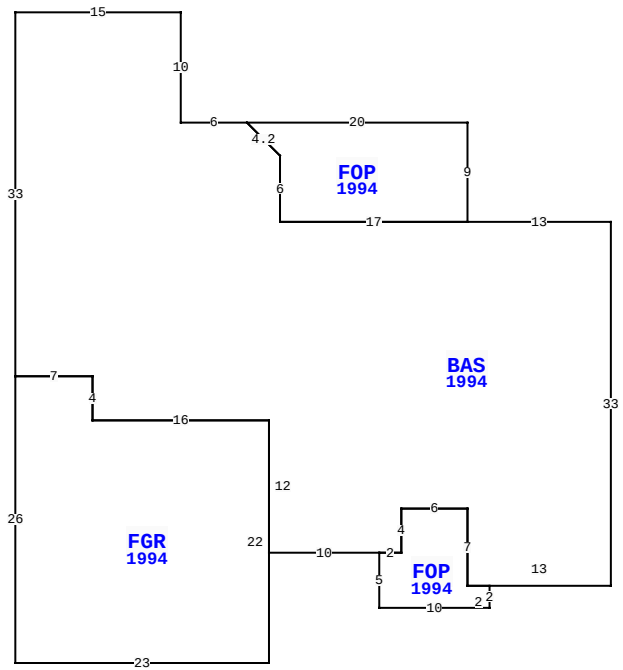
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	1,693	299,114
FGR	534	55	294	51,943
FOP	68	30	20	3,534
FOP	158	30	47	8,304
TOTALS	2,453		2,054	362,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,054	162.6016	193.09	396,607	1994	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 1693 HX Base Yr 2020



2814 OCEAN MIST DR, FERNANDINA BEACH

BLD DATE	03/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		362,895
TOTAL MARKET OB/XF VALUE		31,446
TOTAL LAND VALUE - MARKET		288,750
TOTAL MARKET VALUE		683,091
SOH/AGL Deduction		218,400
ASSESSED VALUE		464,691
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,691
TOTAL JUST VALUE		683,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173926	REPAIR/RRF	9,000	12/13/2017
20102112	REPAIR/RRF	5,000	12/09/2010
B9017	ADDITION	2,365	04/19/1995
B8933	SWIM POOL	12,000	03/15/1995
8432	NEW CONSTR	78,820	07/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0284	12/28/2021	LE	U	I	11	100
GRANTOR: PADFIELD GREG M & NAN						
GRANTEE: PADFIELD CHARLOTTE						
2227/0945	9/26/2018	WD	Q	I	02	495,000
GRANTOR: HILLIER CHRISTOPHER R						
GRANTEE: PADFIELD GREG M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 FOP=[YR=1994] N9 W20 D3 R3 S6 E17$ W17 N6 L3 U3 W6 N10 W15 S33 FGR=[YR=1994] S26 E23 N22 W16 N4 W7 $ E7 S4 E16 S12 E10 FOP=[YR=1994] S5E10 N2 W2 N7 W6 S4 W2 $ E2 N4 E6 S7 E13 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
2	0845	KOOL DECK	0	100	0	0	369.00	SF	14.50	14.50	100	1995	1995	3	72	3,852	
3	0861	POOL GUNIT	0	100	0	0	154.00	SF	85.00	85.00	100	1995	1995	3	20	2,618	
4	0911	SCRN RM A	0	100	0	0	689.00	SF	17.50	17.50	100	2017	2017	3	82	9,887	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1995	1995	3	20	800	
7	0855	CONC PAVER	0	100	0	0	1,483.00	SF	10.00	10.00	100	2014	2014	3	95	14,089	

LAND DESCRIPTION

TOTAL OB/XF 31,446

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	275,000.00	288,750.00	288,750							

REVIEW DATE 04/11/2018 BY DJ Total Acres: 0.00 Total Land Value: 288,750 Market: 0 Agricultural: 0 Common: 288,750 PRINTED 08/02/2023 BY SYS