LOT 23
OCEAN VIEW ESTATES PB 6/25-26

ANKRUM LANCE J & JENNI R
2813 LAGUNA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

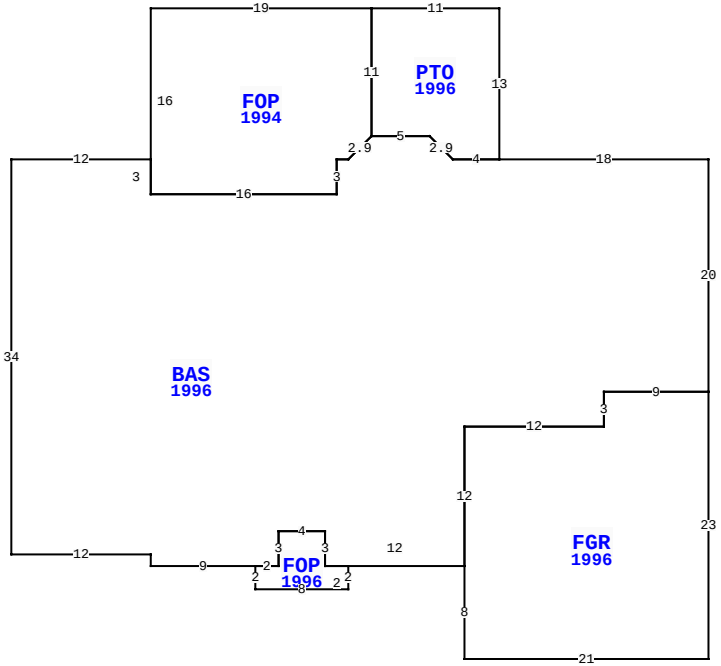
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	233,846
FGR	447	55	246	32,630
FOP	293	30	88	11,672
FOP	28	30	8	1,061
PTO	131	5	7	929
TOTALS	2,662		2,112	280,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,112	119.6580	142.09	300,094	1996	2008	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2021 Heated Area: 1763 HX Base Yr 2021



2813 N LAGUNA 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		280,138
TOTAL MARKET OB/XF VALUE		48,828
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		603,966
SOH/AGL Deduction		170,509
ASSESSED VALUE		433,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,457
TOTAL JUST VALUE		603,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170597	HDBRD	10,200	03/02/2017
20120391	SCRN ROOM FOR POO	10,200	03/06/2012
20120053	SWIM POOL	22,000	01/12/2012
20111300	RE-ROOF	6,000	08/04/2011
20111306	REPLACE 2 EXT.DOO	3,000	08/03/2011
969547	NEW CONSTR	85,465	07/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/0772	4/23/2020	WD	Q	I	01	520,000
GRANTOR: BLUM JACOB & MINDY L						
GRANTEE: ANKRUM LANCE J & JE						
1749/0733	7/25/2011	TD	Q	I	01	257,500
GRANTOR: MENTZ DEBORAH K TRUST						
GRANTEE: BLUM JACOB & MINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 PTO=[YR=1996] N13 W11 FOP=[YR=1994] W19 S16 E16 N3 E1 R2 U2 N11$ S11 E5 D2 R2 E4$ W4 L2 U2 W5 D2 L2 W1 S3 W16 N3 W12 S34 E12 S1 E9 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 FGR=[YR=1996] S8 E21 N23 W9 S3 W12 S12$ N12 E12 N3 E9 N20$.

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	1996	1996	3	80	2,800	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
3	0855	CONC PAVER	0	100	24	3	72.00	SF	7.00	7.00	100	2013	2013	3	95	479	
4	0855	CONC PAVER	0	100	44	16	704.00	SF	7.00	7.00	100	2013	2013	3	95	4,682	
5	0861	POOL GUNIT	0	100	30	0	376.00	SF	85.00	85.00	100	2012	2012	3	71	22,692	
6	0845	KOOL DECK	0	100	0	0	874.00	SF	7.25	7.25	100	2012	2012	3	94	5,956	
7	0911	SCRN RM A	0	100	0	0	1,005.00	SF	17.50	17.50	100	2012	2012	3	60	10,553	
8	0855	CONC PAVER	0	100	52	3	156.00	SF	10.00	10.00	100	2012	2012	3	94	1,466	

LAND DESCRIPTION

TOTAL OB/XF 48,828

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 05/30/2017 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS