LOT 28
PT OR 2281/1131
OCEAN VIEW ESTATES PB 6/25-26

BENNETT FAMILY TRUST/BENNETT DEREK J TRUSTEE
855 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0028-0000

BUILDING CHARACTERISTICS

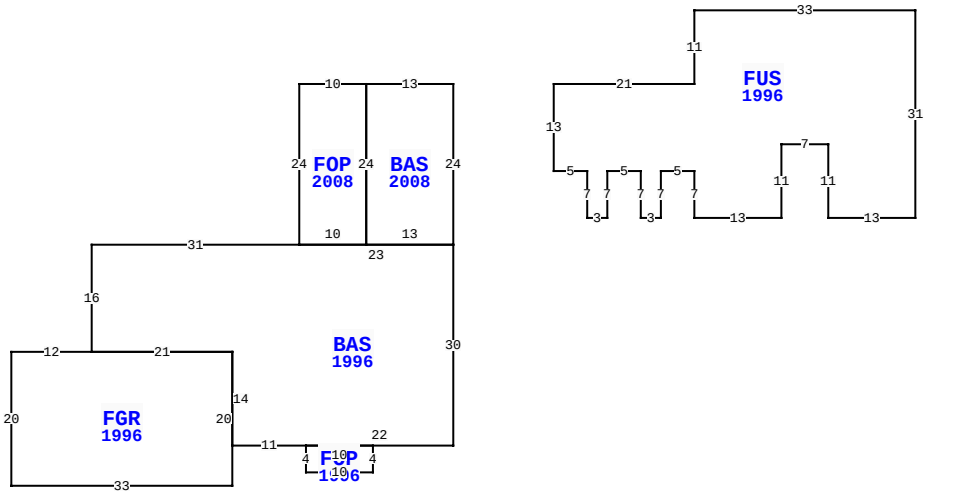
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,326	100	1,326	149,331
BAS	312	100	312	35,137
FGR	660	55	363	40,881
FOP	40	30	12	1,352
FOP	240	30	72	8,108
FUS	1,261	100	1,261	142,011
TOTALS	3,839		3,346	376,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,346	109.8020	130.39	436,285	1996	1998	0	0	0	13.63	86.37

1 SNGL FAM – 100% - 2006 Heated Area: 2899 HX Base Yr 2006



855 W LAGUNA DR, FERNANDINA BEACH

BLD DATE	02/11/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,819
TOTAL MARKET OB/XF VALUE		34,809
TOTAL LAND VALUE - MARKET		343,750
TOTAL MARKET VALUE		755,378
SOH/AGL Deduction		399,416
ASSESSED VALUE		355,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,962
TOTAL JUST VALUE		755,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101892	GAS	795	10/29/2010
20101855	OTHER	400	10/27/2010
20070425	H/AC	1,500	03/12/2007
20070408	SWIM POOL	7,000	03/08/2007
20070331	ELEC OTHER	500	02/21/2007
20062654	ADDITION	50,000	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1131	6/10/2019	WD	U	I	11	100
GRANTOR: BENNETT DEREK J & MAR						
GRANTEE: BENNETT FAMILY TRUS						
1026/1264	12/26/2001	WD	Q	I		285,000
GRANTOR: LINN DAVID D						
GRANTEE: BENNETT DEREK J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FOP=[YR=2008] W10 S24 BAS=[YR=1996] W31 S16 FGR=[YR=1996] W12 S20 E33 N20 W21$ E21 S14 E11 FOP=[YR=1996] S4 E10 N4 W10$ E22 N30 W23$ E10 N24$ S24 E13 N24$ PTR= E15 FUS=[YR=1996] E21 N11E33 S31 W13 N11 W7 S11 W13 N7 W5 S7 W3 N7 W5 S7 W3 N7 W5 N13$ W15 $.

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	0810	CONCRETE A	0	100	0	0	1,438.00	SF	6.50	6.50	100	1996	1996	3	73	6,823	
3	0861	POOL GUNIT	0	100	0	0	367.00	SF	85.00	85.00	100	2007	2007	3	52	16,221	
4	0910	SCRN RM L	0	100	30	25	750.00	SF	15.00	15.00	100	2007	2007	3	35	3,938	
5	0855	CONC PAVER	0	100	0	0	457.00	SF	10.00	10.00	100	2007	2007	3	89	4,067	
6	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2008	2008	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 34,809

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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.25	275,000.00	343,750.00	343,750							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 343,750 Market: 0 Agricultural: 0 Common: 343,750 PRINTED 08/02/2023 BY SYS