LOT 29 IN OR 1145/1664
OCEAN VIEW ESTATES PB 6/25-26

JACKSON WILLIAM S & KATHARINE
857 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0029-0000

BUILDING CHARACTERISTICS

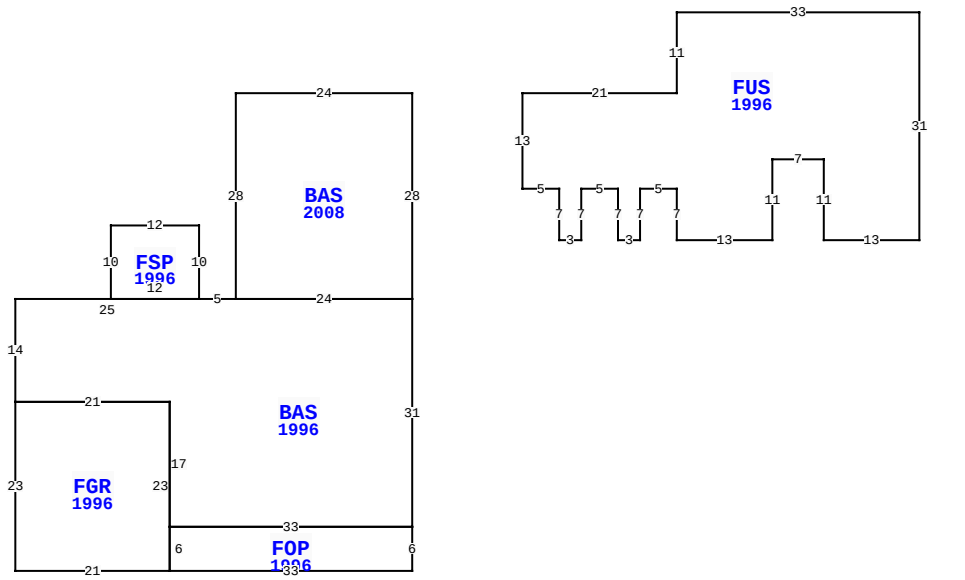
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,317	100	1,317	148,311
BAS	672	100	672	75,676
FGR	483	55	266	29,955
FOP	198	30	59	6,644
FSP	120	40	48	5,405
FUS	1,261	100	1,261	142,005
TOTALS	4,051		3,623	407,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,623	108.9990	129.44	468,961	1996	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2004 Heated Area: 3250 HX Base Yr 2004



857 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		407,996
TOTAL MARKET OB/XF VALUE		4,595
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		687,591
SOH/AGL Deduction		350,854
ASSESSED VALUE		336,737
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,737
TOTAL JUST VALUE		687,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121127	RE-ROOF	16,750	06/14/2012
20052044	ELEC.FOR ADDITION	3,000	06/23/2005
20052023	HV/AC FOR ADDITIO	3,000	06/17/2005
20051705	PLUMB.FOR ADDITIO	3,000	04/29/2005
20051521	24X28 ROOM ADDITI	100,000	04/06/2005
969738	NEW CONSTR	121,956	04/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1145/1664	6/17/2003	WD	Q	I		275,000
GRANTOR: MCCLOSKEY STEPHEN & A						
GRANTEE: JACKSON WILLIAM SCO						
0769/0781	8/27/1996	WD	Q	I		168,800
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: MCCLOSKEY STEPHEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S28 BAS=[YR=1996] W5 FSP=[YR=1996] N10 W12 S10 E12$ W25 S14 FGR=[YR=1996] S23 E21 FOP=[YR=1996] E33 N6 W33 S6 $ N23 W21 $ E21 S17 E33 N31 W24$ E24 N28$ PTR= E15 FUS=[YR=1996] E21 N11 E33 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	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20	5.20	100	1996	1996	3	73	2,995	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 4,595

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-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS