LOT 31
OCEAN VIEW ESTATES PB 6/25-26

WENDROFF CHARMAINE E L/E/
861 LAGUNA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

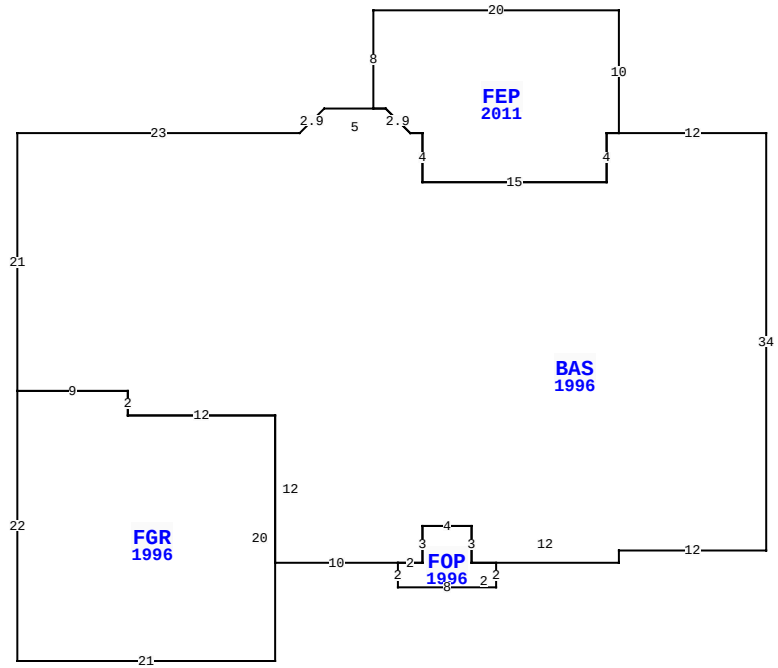
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,795	100	1,795	219,525
FEP	256	80	205	25,071
FGR	438	55	241	29,474
FOP	28	30	8	978
TOTALS	2,517		2,249	275,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	122.4608	145.42	327,050	1996	2000	0	0	0	15.90	84.10

1 SNGL FAM – 100% - 2010 Heated Area: 1795 HX Base Yr 2010



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

861 W LAGUNA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,049
TOTAL MARKET OB/XF VALUE		51,759
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		601,808
SOH/AGL Deduction		322,022
ASSESSED VALUE		279,786
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		224,786
TOTAL JUST VALUE		601,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132138	SWIM POOL	34,995	09/13/2013
20121395	RE-ROOF	5,000	07/13/2012
20111936	REPLACE TUB W/SHO	2,400	10/27/2011
20111860	REPLACE 1 WINDOW	800	10/14/2011
20110221	H/AC	1,500	02/15/2011
20110001	ELEC.FOR ADDITION	800	01/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0578	4/18/2022	LE	U	I	11	100
GRANTOR: WENDROFF CHARMAINE E						
GRANTEE: GRAY RICHARD						
1650/1082	11/20/2009	WD	U	I	12	250,000
GRANTOR: FANNIE MAE						
GRANTEE: WENDROFF ALLAN & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 FEP=[YR=2011] N10 W20 S8 E1 D2 R2 E1S4E15N4E1$ W1S4W15N4 W1 U2 L2 W5 L2 D2 W23 S21
FGR=[YR=1996] S22E21 N20 W12 N2 W9$ E9 S2 E12 S12 E10
FOP=[YR=1996] S2 E8 N2 W2 N3W4 S3 W2$ E2 N3 E4 S3 E12 N1 E12 N34$.

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	796.00	SF	6.50	6.50	100	1996	1996	3	73	3,777	
2	0855	CONC PAVER	0	100	0	0	1,113.00	SF	10.00	10.00	100	2011	2011	3	93	10,351	
5	0940	SHEDS/PORT	0	100	6	3	18.00	SF	30.00	30.00	100	2011	2011	3	55	297	
6	0825	BRICK	0	100	7	3	21.00	SF	12.50	12.50	100	1996	1996	3	92	242	
7	0861	POOL GUNIT	0	100	0	0	506.00	SF	85.00	85.00	100	2014	2014	3	78	33,548	
8	0855	CONC PAVER	0	100	0	0	373.00	SF	10.00	10.00	100	2014	2014	3	95	3,544	

LAND DESCRIPTION

TOTAL OB/XF 51,759

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 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