LOT 40
IN OR 2208/1137
OCEAN VIEW ESTATES PB 6/25-26

RAMGOOLAM NOBLE N
874 LAGUNA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0040-0000

BUILDING CHARACTERISTICS

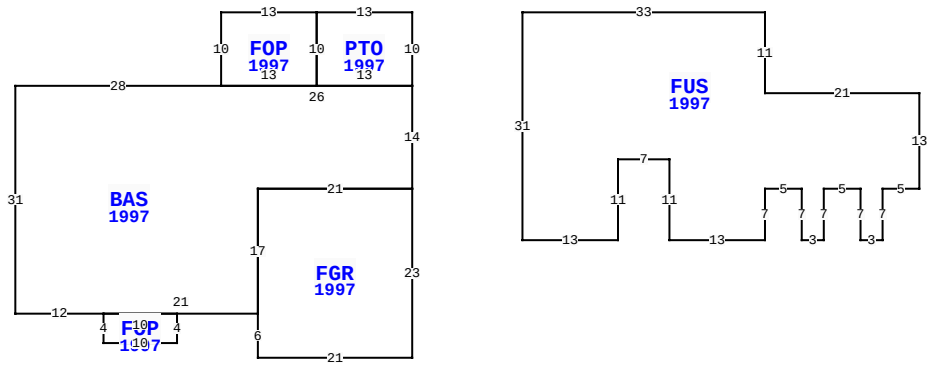
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,317	100	1,317	148,322
FGR	483	55	266	29,957
FOP	40	30	12	1,351
FOP	130	30	39	4,392
FUS	1,261	100	1,261	142,015
PTO	130	5	6	676
TOTALS	3,361		2,901	326,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,901	110.5346	131.26	380,785	1997	1997	0	0	0	14.20	85.80

1 SNGL FAM – 100% - 2019 Heated Area: 2578 HX Base Yr 2019



874 W LAGUNA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		326,714
TOTAL MARKET OB/XF VALUE		5,754
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		634,968
SOH/AGL Deduction		238,147
ASSESSED VALUE		396,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,821
TOTAL JUST VALUE		634,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183253	KITCHREMOD	12,000	09/01/2018
10100	NEW CONSTR	122,638	10/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1137	7/06/2018	WD	Q	I	02	429,000
GRANTOR: DAY SUSAN DYSART						
GRANTEE: RAMGOOLAM NOBLE N						
2148/0144	9/19/2017	FJ	U	I	11	100
GRANTOR: DYSART JOHN P ESTATE						
GRANTEE: DAY SUSAN DYSART						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W13 FOP=[YR=1997] W13 S10 BAS=[YR=1997] W28 S31 E12 FOP=[YR=1997] S4 E10 N4 W10 $ E21 FGR=[YR=1997] S6 E21 N23 W21 S17 $ N17 E21 N14 W26 $ E13 N10 $ S10 E13 N10 $ PTR= E15 FUS=[YR=1997] E33 S11 E21 S13 W5 S7 W3 N7 W5 S7 W3 N7 W5 S7 W13 N11 W7 S11 W13 N31 $ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	848.00	SF	6.50	6.50	100	1997	1997	3	75	4,134	

LAND DESCRIPTION

TOTAL OB/XF 5,754

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-1A	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS