LOT 41 IN OR 777/71
OCEAN VIEW ESTATES PB 6/25-26

PATTERSON THOMAS H & ANN M
872 LAGUNA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

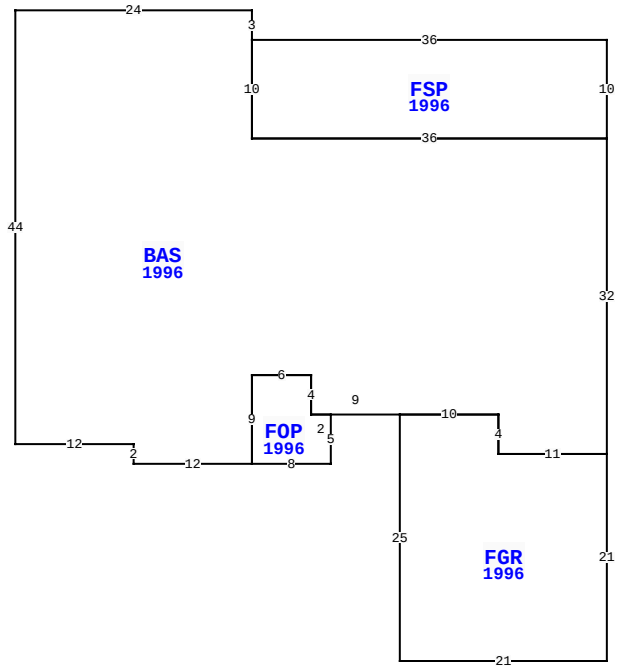
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,108	100	2,108	252,526
FGR	481	55	265	31,745
FOP	64	30	19	2,276
FSP	360	40	144	17,250
TOTALS	3,013		2,536	303,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	118.3776	140.57	356,486	1996	1996	0	0	0	14.78	85.22

1 SNGL FAM – 100% - 1997 Heated Area: 2108 HX Base Yr 1997



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

872 W LAGUNA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,797
TOTAL MARKET OB/XF VALUE		5,110
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		611,407
SOH/AGL Deduction		362,788
ASSESSED VALUE		248,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,619
TOTAL JUST VALUE		611,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102149	8 WINDOWS REPLACE	5,156	12/17/2010
20051838	REPAIR DAMAGED WA	2,000	05/24/2005
20040383	REPAIR FOUNDATION	28,000	03/01/2004
969911	NEW CONSTR	0	07/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0777/0071	11/18/1996	WD	Q	I		161,300

GRANTOR: CENTEX REAL ESTATE

GRANTEE: PATTERSON THOMAS H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1996] W36 BAS=[YR=1996] N3 W24 S44 E12 S2 E12 FOP=[YR=1996] E8 N5 W2 N4 W6 S9 $ N9 E6 S4 E9 FGR=[YR=1996] S25 E21 N21 W11 N4 W10 $ E10 S4 E11 N32 W36 N10 $ S10 E36 N10 $.

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	1996	1996	3	80	1,600	
2	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	1996	1996	3	73	3,510	

LAND DESCRIPTION

TOTAL OB/XF 5,110

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