

LOT 47
IN OR 1787/1167
OCEAN VIEW ESTATES PB 6/25-26

MARIS JOHN B & SHARON K LIVING TRUST/MARIS SHARON
860 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0047-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	05 AVERAGE 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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

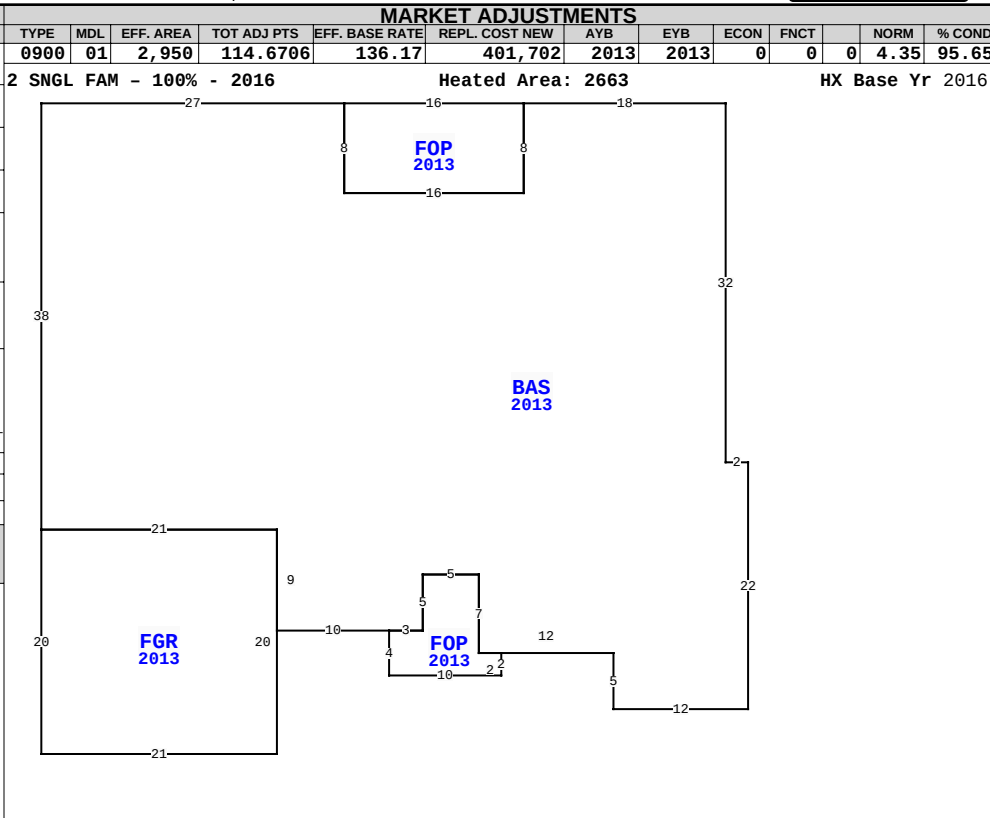
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2,663	346,847
FGR	420	55	231	30,087
FOP	61	30	18	2,344
FOP	128	30	38	4,949

TOTALS	3,272	2,950	384,228
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	55	16	820.00	SF	5.20	
2	0810	CONCRETE A	0 100	0	0	87.00	SF	6.50	
3	0861	POOL GUNIT	0 100	0	0	310.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	554.00	SF	14.50	
6	0910	SCRN RM L	0 100	45	20	900.00	SF	15.00	
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00



BLD DATE	10/25/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
25,876									

TOTAL OB/XF									
25,876									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		384, 228	
TOTAL MARKET OB/XF VALUE		25, 876	
TOTAL LAND VALUE - MARKET		302, 500	
TOTAL MARKET VALUE		712, 604	
SOH/AGL Deduction		318, 348	
ASSESSED VALUE		394, 256	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		344, 256	
TOTAL JUST VALUE		712, 604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632, 013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131120	GAS	1,600	05/21/2013
20130592	NC SRF	281,032	03/22/2013
20111319	REMODEL	750	08/08/2011
20110968	GAS	695	06/15/2011
10292	SWIM POOL	16,250	02/06/1997
10071	NEW CONSTR	103,670	10/04/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
1787/1167	3/21/2012	WD U	I	30	100
GRANTOR: MARIS JOHN B & SHARON					
GRANTEE: MARIS JOHN B & SHAR					
1741/0309	5/23/2011	WD U	I	11	254,500
GRANTOR: BANK OF AMERICA NA					
GRANTEE: MARIS JOHN B & SHAR					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2013] W2 N32 W18 FOP=[YR=2013] W16 S8 E16 N8\$ S8 W16 N8 W27 S38 FGR=[YR=2013] S20 E21 N20 W21\$ E21 S9 E10 FOP=[YR=2013] S4 E10 N2 W2 N7 W5 S5 W3\$ E3 N5 E5 S7 E12 S5 E12 N22\$.									