

LOT 48
IN OR 1940/28
OCEAN VIEW ESTATES PB 6/25-26

EDWARDS SHARON
858 LAGUNA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-156E-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	2,524	100	2,524	307,220
FGR	698	55	384	46,740
FOP	64	30	19	2,313
FOP	176	30	53	6,451
TOTALS	3,462		2,980	362,725

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,186.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	530.00	SF	7.25	
5	0910	SCRN RM L	0 100	0	0	920.00	SF	15.00	
6	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	
7	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	

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-1A	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,980	116.9454	138.87	413,833	1997	1997	0	0
1 SNGL FAM - 100% - 2015									
Heated Area: 2524									
HX Base Yr 2015									
BLD DATE	02/11/2014					KK	LGL DATE		
XF DATE							LAND DATE		
INC DATE							AG DATE		

858 W LAGUNA DR, FERNANDINA BEACH

TOTAL OB/XF									
18,162									
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-1A	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					362,725				
TOTAL MARKET OB/XF VALUE					18,162				
TOTAL LAND VALUE - MARKET					302,500				
TOTAL MARKET VALUE					683,387				
SOH/AGL Deduction					307,535				
ASSESSED VALUE					375,852				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					325,852				
TOTAL JUST VALUE					683,387				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					608,492				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122273	REROOF W/30YR SHN	17,500	11/06/2012
20102051	H/AC	5,000	12/01/2010
10491	XFOB	5,530	05/15/1997
10428	SWIM POOL	14,500	04/15/1997
10181	NEW CONSTR	126,188	12/06/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1940/0028	9/30/2014	WD	Q	I	01	414,000	
GRANTOR: STARKS STEPHEN & CASS							
GRANTEE: EDWARDS SHARON							
1529/0398	10/05/2007	WD	Q	I		470,000	
GRANTOR: SCHETROMPF JOHNNY K &							
GRANTEE: STARKS STEPHEN & CA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] L3 U3 W6 L3 D3 S2 W19 FOP=[YR=1997] W22 S8 E22 N8 \$ S8 W22S33 FGR=[YR=1997] W8 S22 E11 S2 E19 N24 W22 \$ E22 S16 E10 FOP=[YR=1997] S4 E11 N4 W3 N4 W5 S4 W3 \$ E3 N4 E5 S4 E13 N59 \$.									