LOT 28
IN OR 2168/1699
SEA ISLAND PLANTATION PB5/275

BLACK DAVID C & JEAN O
2815 OCEANVIEW COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

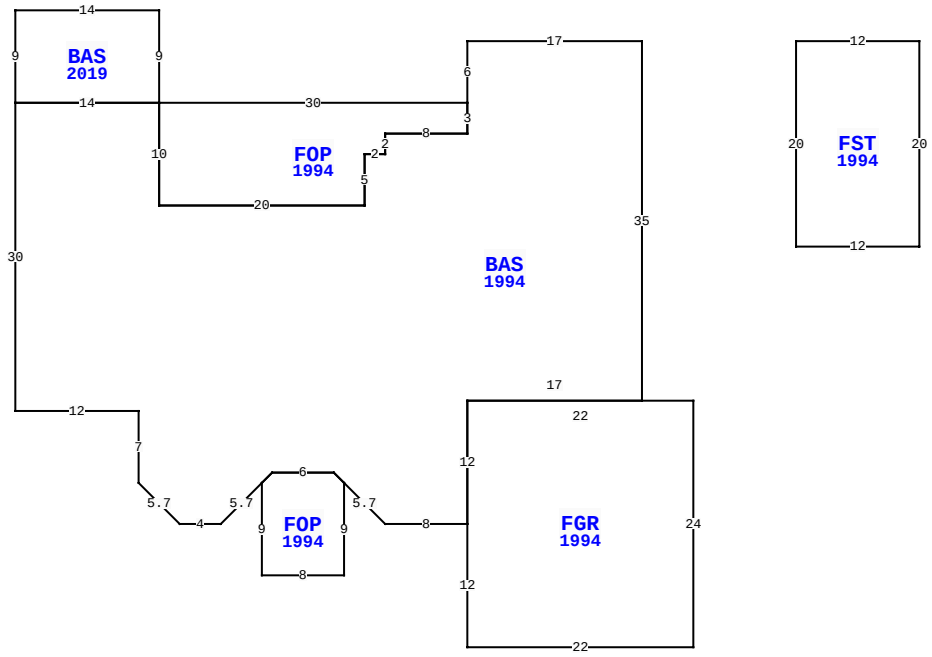
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	310,949
BAS	126	100	126	19,888
FGR	528	55	290	45,774
FOP	79	30	24	3,789
FOP	234	30	70	11,049
FST	240	55	132	20,836
TOTALS	3,177		2,612	412,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,612	123.7632	176.36	460,652	1994	2000	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2019 Heated Area: 2096 HX Base Yr 2019



2815 OCEANVIEW CT, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		412,284
TOTAL MARKET OB/XF VALUE		40,962
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		678,246
SOH/AGL Deduction		211,797
ASSESSED VALUE		466,449
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		416,449
TOTAL JUST VALUE		678,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9048	SWIM POOL	20,000	05/02/1995
8467	NEW CONSTR	99,015	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/1699	1/03/2018	WD	Q	I	01	550,000
GRANTOR: DREYER RICHARD G & YV						
GRANTEE: BLACK DAVID C & JEA						
1893/0168	12/10/2013	WD	Q	I	02	397,000
GRANTOR: DAVIS JOHN L JR & BET						
GRANTEE: DREYER RICHARD G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 S6 FOP=[YR=1994] W30 S10 E20 N5 E2 N2 E8 N3$ S3 W8 S2 W2 S5 W20 N10 BAS=[YR=2019] N9 W14 S9 E14$ W14 S30 E12 S7 D4 R4 E4 U4 R4 FOP=[YR=1994] S9 E8 N9 L1 U1 W6 D1 L1 $ R1 U1 E6 D1 R1 R4 D4 E8 FGR=[YR=1994] S12 E22 N24 W22 S12$ N12 E17 N35$ PTR= E15 FST=[YR=1994] E12 S20 W12 N20 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0855	CONC PAVER	0	100	0	0	1,792.00	SF	7.00	7.00	100	2019	2019	3	99	12,419	
3	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	1995	1995	3	20	8,925	
4	0855	CONC PAVER	0	100	0	0	1,362.00	SF	9.00	9.00	100	2019	2019	3	99	12,135	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	20	400	
7	0855	CONC PAVER	0	100	0	0	130.00	SF	10.00	10.00	100	2019	2019	3	99	1,287	
8	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2013	2013	3	87	2,840	
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 40,962

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS