LOT 30
IN OR 1780/1617
SEA ISLAND PLANTATION PB 5/275

SOOS GYULA & ROBYN
645 HATCHEE RIDGE RD
DUBLIN, GA 31021

2023

00-00-31-1678-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

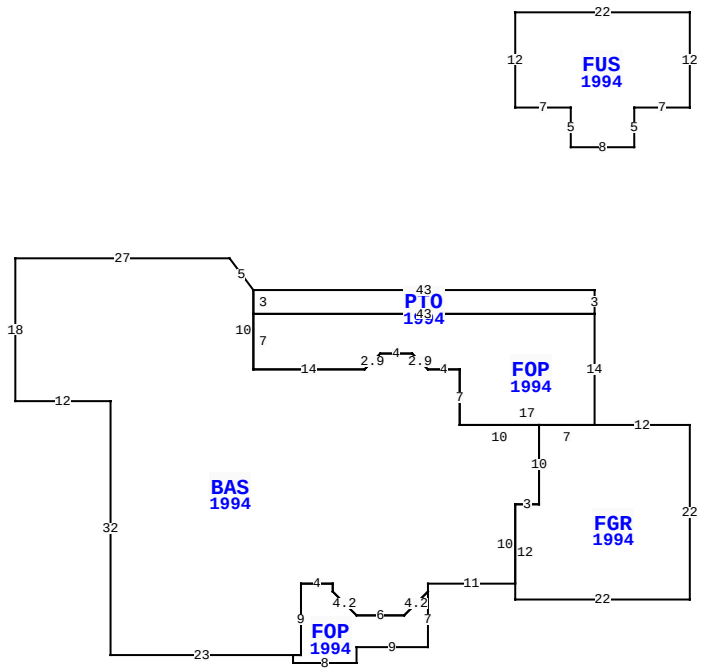
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,087	100	2,087	331,116
FGR	454	55	250	39,665
FOP	104	30	31	4,918
FOP	408	30	122	19,356
FUS	304	100	304	48,232
PTO	129	5	6	952
TOTALS	3,486		2,800	444,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,800	124.3968	177.27	496,356	1994	2000	0	0	0	10.50	89.50

1 SFR CUST – 0% - 0 Heated Area: 2391 HX Base Yr



2811 OCEANVIEW CT, FERNANDINA BEACH

BLD DATE		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	444,239
TOTAL MARKET OB/XF VALUE	25,898
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	695,137
SOH/AGL Deduction	114,998
ASSESSED VALUE	580,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	580,139
TOTAL JUST VALUE	695,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121277	H/AC	3,800	06/27/2012
20120328	LOW VOLT.SEC.SYST	747	02/29/2012
20052389	POOL ENCLOSURE	18,000	08/05/2005
B8812	NEW CONSTR	150,000	01/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1780/1617	2/24/2012	WD	Q	I	02	430,000
GRANTOR: WHITE ALAN E & LYNDA						
GRANTEE: SOOS GYULA & ROBYN						
1322/0728	6/03/2005	WD	Q	I		512,000
GRANTOR: SEUTER BRIAN J & ALIS						
GRANTEE: WHITE ALAN E & LYND						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W12 FOP=[YR=1994] N14 PTO=[YR=1994] N3 W43 BAS=[YR=1994] U4 L3 W27 S18 E12S32 E23 FOP=[YR=1994] S1 E8 N2 E9 N7 D3 L3 W6 U3 L3 N1 W4 S9W1$E1 N9 E4S1 R3 D3 E6 U3 R3 N1 E11 N10 E3 N10 W10 N7 W4 U2 L2 W4 L2 D2 W14 N10$S3 E43$W43S7 E14 U2 R2 E4 D2 R2 E4 S7 E17$ W7 S10W3 S12 E22 N22$ PTR=N40 FUS=[YR=1994] N12W22 S12 E7S5E8 N5 E7$ S40 $.

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	0810	CONCRETE A	0	0	0	0	1,350.00	SF	6.50	6.50	100	1994	1994	3	70	6,143	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0861	POOL GUNIT	0	0	0	0	525.00	SF	85.00	85.00	100	1995	1995	3	20	8,925	
4	0845	KOOL DECK	0	0	0	0	336.00	SF	14.50	14.50	100	1995	1995	3	72	3,508	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	1995	1995	3	20	800	
7	0910	SCRN RM L	0	0	0	0	860.00	SF	15.00	15.00	100	2005	2005	3	27	3,483	
8	1076	TRELLIS A	0	0	12	5	60.00	SF	7.50	7.50	100	2002	2002	3	32	144	

LAND DESCRIPTION

TOTAL OB/XF 25,898

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	0	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 10/17/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS