

LOT 31 EX FRACT PT OR 674/135
IN OR 1859/527
SEA ISLAND PLANTATION PB 5/275

KNOCKE JOHN ALFRED & JANICE C
2809 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	

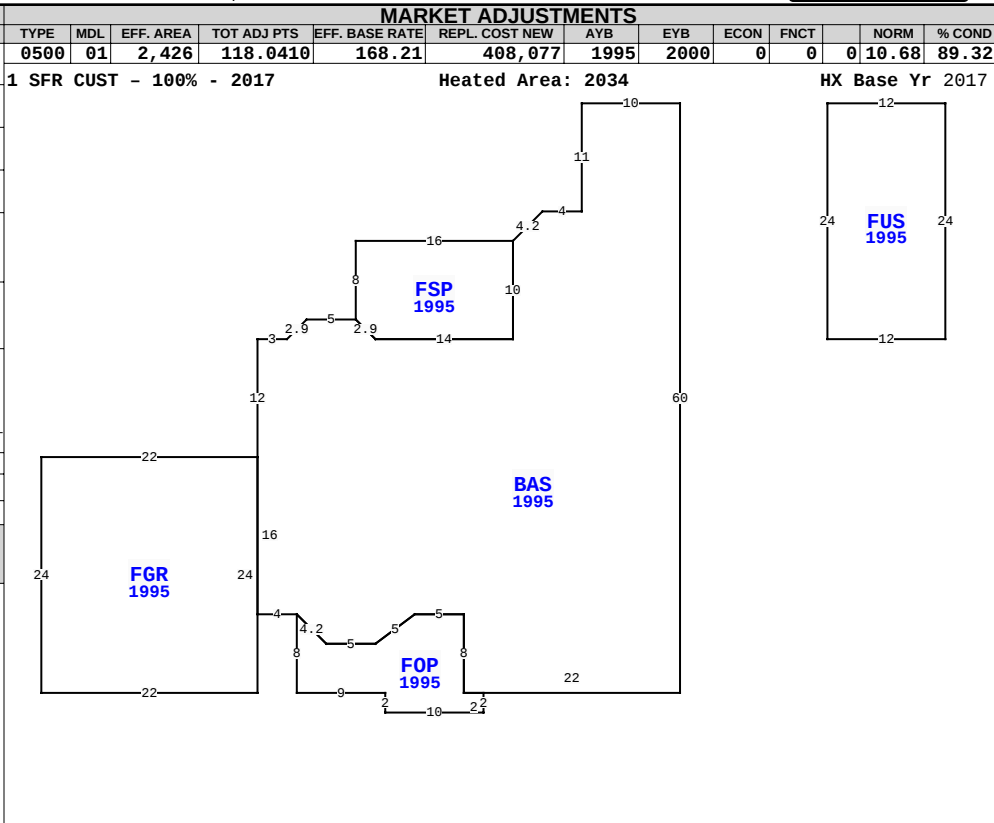
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	262,328
FGR	528	55	290	43,571
FOP	131	30	39	5,859
FSP	158	40	63	9,465
FUS	288	100	288	43,270

TOTALS	2,851		2,426	364,494
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	0	0		736.00 SF 6.50	
3	1242	WD DECK A	0	100	0	0		106.00 SF 10.00	
4	1242	WD DECK A	0	100	9	3		27.00 SF 10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00

REVIEW DATE 10/17/2017 BY DJX



2809 OCEANVIEW CT, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0			6.50	100	1995	1995	3	72	3,444	
3	1242	WD DECK A	0	100	0	0			10.00	100	2000	2000	3	20	212	
4	1242	WD DECK A	0	100	9	3			10.00	100	2000	2000	3	20	54	

TOTAL OB/XF										3,710						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		364,494	
TOTAL MARKET OB/XF VALUE		3,710	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		593,204	
SOH/AGL Deduction		210,306	
ASSESSED VALUE		382,898	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		332,898	
TOTAL JUST VALUE		593,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110994	OTHER	0	06/17/2011
20110767	REMODEL	7,000	05/19/2011
20091515	REMODEL	18,896	11/04/2009
8901	NEW CONSTR	89,740	02/27/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1859/0527	5/31/2013	WD	Q	I	02	340,000	
GRANTOR:MEECE MICHAEL S & MAR							
GRANTEE: KNOCKE JOHN ALFRED							
0725/0559	3/09/1995	WD	Q	V		40,000	
GRANTOR:TREVETT HOMES INC							
GRANTEE: MEECE MICHAEL & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W10 S11 W4 L3 D3 FSP=[YR=1995] W16 S8 R2 D2 E14 N10 \$ S10 W14 U2 L2 W5 D2 L2 W3 S12 FGR=[YR=1995] W22 S24 E22 N24 \$ S16 E4 FOP=[YR=1995] S8 E9 S2 E10 N2 W2 N8 W5 D3 L4 W5 U3 L3 \$ R3 D3 E5 R4 U3 E5 S8 E22 N60\$ PTR=E15 FUS=[YR=1995] E12 S24 W12 N24 \$ W15 \$.									

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