

LOT 33 (EX S-1)
IN OR 2249/392
SEA ISLAND PLANTATION PB 5/275

WICKSON RALPH L & KATHRYN G
2810 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0033-0000



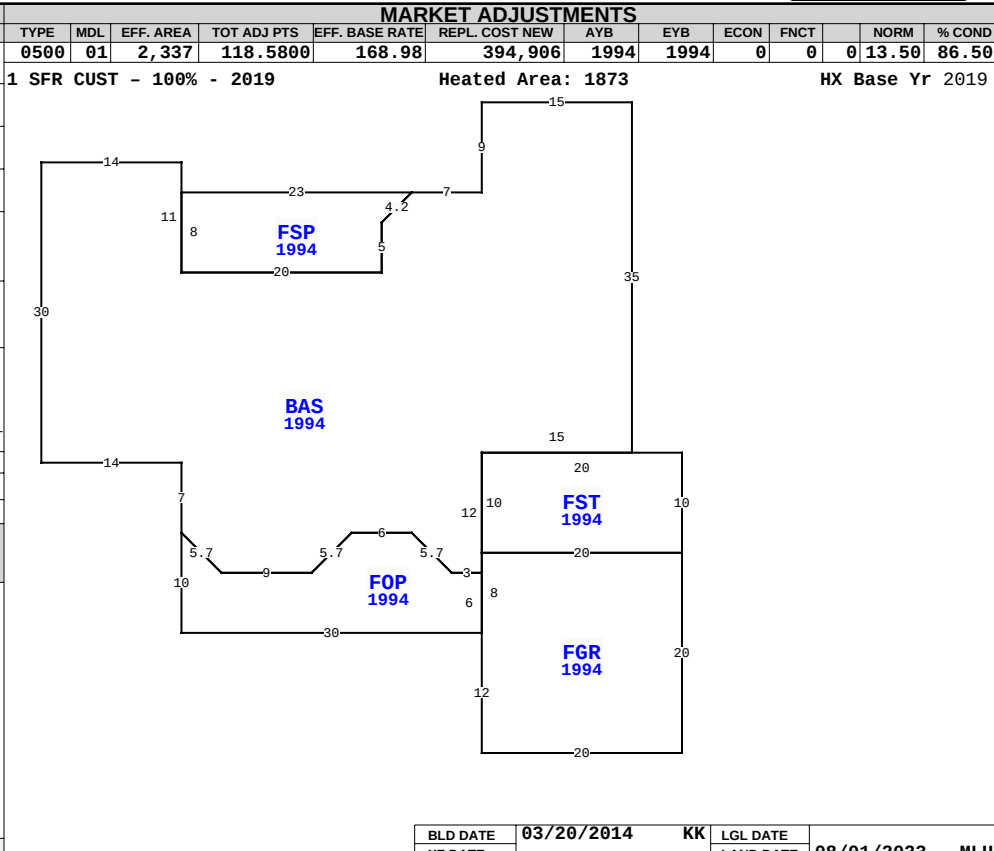
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,873	100	1,873	273,773
FGR	400	55	220	32,157
FOP	228	30	68	9,940
FSP	165	40	66	9,647
FST	200	55	110	16,079
TOTALS	2,866		2,337	341,594

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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



TOTAL OB/XF											
5,236											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	341,594		
TOTAL MARKET OB/XF VALUE	5,236		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	571,830		
SOH/AGL Deduction	190,295		
ASSESSED VALUE	381,535		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	326,535		
TOTAL JUST VALUE	571,830		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	475,622		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8439	NEW CONSTR	85,715	07/13/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2249/0392	1/10/2019	QC	U	I	11
GRANTOR: TREFFINGER BRUCE					
GRANTEE: WICKSON RALPH L & K					
2236/0786	10/31/2018	PR	U	I	19
GRANTOR: TREFFINGER BRUCE P/R					
GRANTEE: TREFFINGER BRUCE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W15 S9 W7 FSP=[YR=1994] W23 S8 E20 N5 R3 U3 \$ D3 L3 S5 W20 N11 W14 S30 E14 S7 FOP=[YR=1994] S10 E30 FGR=[YR=1994] S12 E20 N20 FST=[YR=1994] N10 W20 S10 E20\$ W20 S8\$ N6 W3 L4 U4 W6 L4 D4 W9 U4 L4 \$ R4 D4 E9 U4 R4 E6 D4 R4 E3 N12 E15 N35\$.											