LOT 39
IN OR 1922/343
SEA ISLAND PLANTATION PB5/275

POWERS JOHN BARRY & KATHRYN A
1006 OCEANWALK CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0039-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

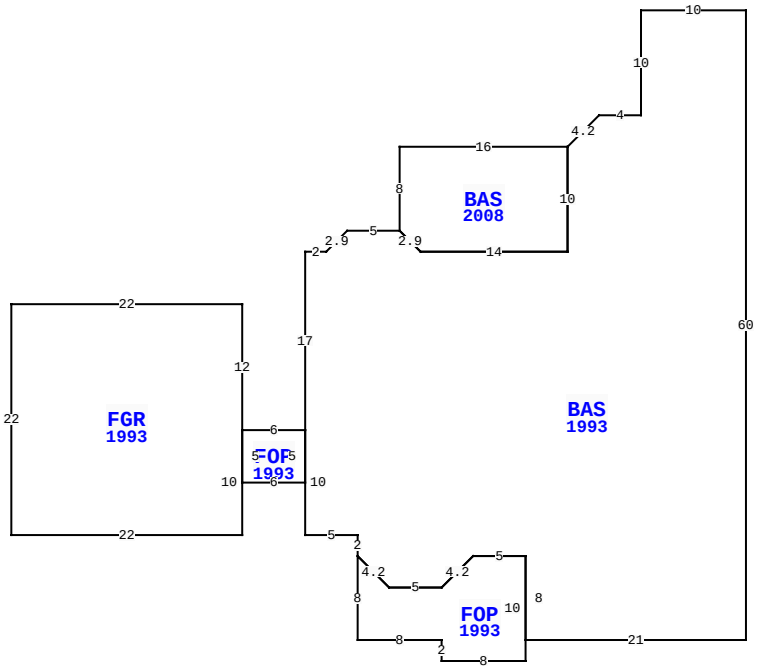
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	271,205
BAS	158	100	158	24,754
FGR	484	55	266	41,676
FOP	30	30	9	1,410
FOP	120	30	36	5,640
TOTALS	2,523		2,200	344,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,200	124.9402	178.04	391,688	1992	1997	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2017 Heated Area: 1889 HX Base Yr 2017



1006 OCEANWALK CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		344,685
TOTAL MARKET OB/XF VALUE		7,798
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		577,483
SOH/AGL Deduction		204,286
ASSESSED VALUE		373,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,197
TOTAL JUST VALUE		577,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102160	REPAIR/RRF	6,000	12/20/2010
8036	ADDITION	2,487	12/14/1993
7084	NEW CONSTR	53,000	06/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1922/0343	6/10/2014	WD	Q	I	02	380,000
GRANTOR: KALLAS ELWOOD J & BET						
GRANTEE: POWERS JOHN BARRY &						
0681/1643	5/28/1993	WD	Q	I		139,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: KALLAS ELWOOD & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S10 W4 L3 D3 BAS=[YR=2008] W16 S8 D2 R2 E14 N10 $ S10 W14 L2 U2 W5 D2 L2 W2 S17 FOP=[YR=1993] W6 FGR=[YR=1993] N12 W22 S22 E22 N10$ S5 E6 N5$ S10 E5 S2 FOP=[YR=1993] S8 E8 S2 E8 N10 W5 L3 D3 W5 U3 L3 $ R3 D3 E5 U3 R3 E5 S8 E21 N60$.

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	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,181.00	SF	4.00	4.00	100	1992	1992	3	66	3,118	
4	0810	CONCRETE A	0	100	0	0	295.00	SF	6.50	6.50	100	1993	1993	3	68	1,304	
5	0830	FLAGSTONE	0	100	0	0	91.00	SF	12.00	12.00	100	1995	1995	3	72	786	

LAND DESCRIPTION

TOTAL OB/XF 7,798

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 DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS