LOT 40 & FRACT OF LOTS 31 & 32
IN OR 674 PG 138
SEA ISLAND PLANTATION PB 5/275

FERGEN KEITH F &/ROGERSON S JEAN
1004 OCEANWALK COURT
FERNANDINA BEACH, FL 32034-2286

2023

00-00-31-1678-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

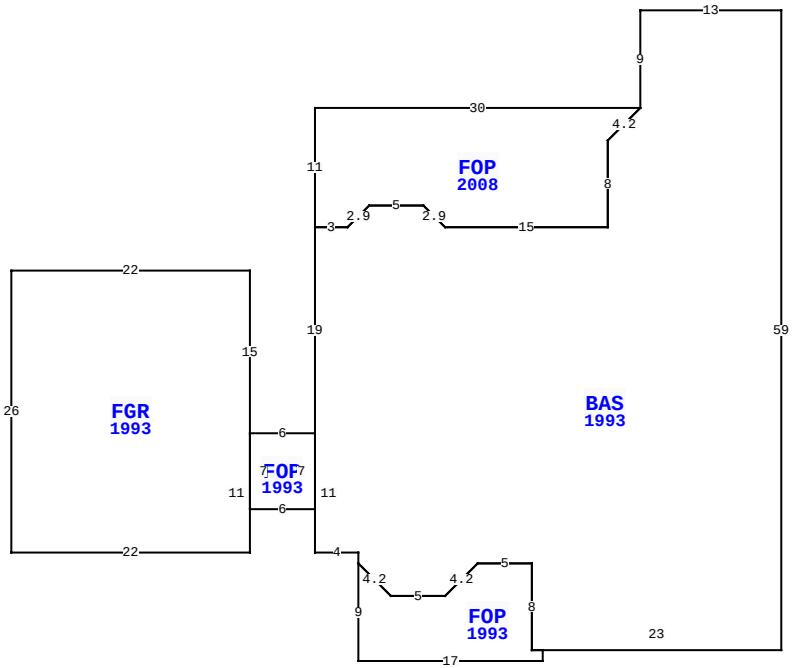
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,840	100	1,840	265,839
FGR	572	55	315	45,511
FOP	42	30	13	1,878
FOP	121	30	36	5,201
FOP	288	30	86	12,425
TOTALS	2,863		2,290	330,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,290	118.5800	168.98	386,964	1992	1992	0	0	0	14.50	85.50

1 SFR CUST – 100% - 0 Heated Area: 1840 HX Base Yr



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

1004 OCEANWALK CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,854
TOTAL MARKET OB/XF VALUE		27,727
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		583,581
SOH/AGL Deduction		355,805
ASSESSED VALUE		227,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,776
TOTAL JUST VALUE		583,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110532	XFOB	100	04/12/2011
20052711	XFOB	11,000	09/23/2005
20052673	SWIM POOL	53,000	09/20/2005
20052674	ELEC OTHER	1,000	09/20/2005
20052656	REPAIR/RRF	11,000	09/16/2005
20052551	DEMOLITION	1,000	08/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0138	1/25/1993	WD	Q	I		137,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: FERGEN & ROGERSON						
0674/0135	1/25/1993	QC	U	V	06	100
GRANTOR: BANK SOUTH OF WAYCRO						
GRANTEE: TREVETT HOMES INC						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	1992	1992	3	66	3,037	
2	0855	CONC PAVER	0	100	0	0	212.00	SF	10.00	10.00	100	2005	2005	3	87	1,844	
3	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2005	2005	3	44	13,015	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2005	2005	3	87	5,568	
5	0910	SCRN RM L	0	100	0	0	986.00	SF	15.00	15.00	100	2005	2005	3	27	3,993	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S9 FOP=[YR=2008] W30 S11 E3 R2 U2 E5 R2 D2 E15 N8 R3 U3 $ D3 L3 S8 W15 U2 L2 W5 D2 L2 W3 S19 FOP=[YR=1993] W6 FGR=[YR=1993] N15 W22 S26 E22 N11$ S7 E6 N7$ S11 E4 S1 FOP=[YR=1993] S9 E17 N1 W1 N8 W5 D3 L3 W5 U3 L3 $ R3 D3 E5 R3 U3 E5 S8 E23 N59$.

LAND DESCRIPTION

TOTAL OB/XF 27,727

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