LOT 41
IN OR 727/1929
SEA ISLAND PLANTATION PB 5/275

BALZER GREGG A & SANDRA L
1002 OCEANWALK CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0041-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

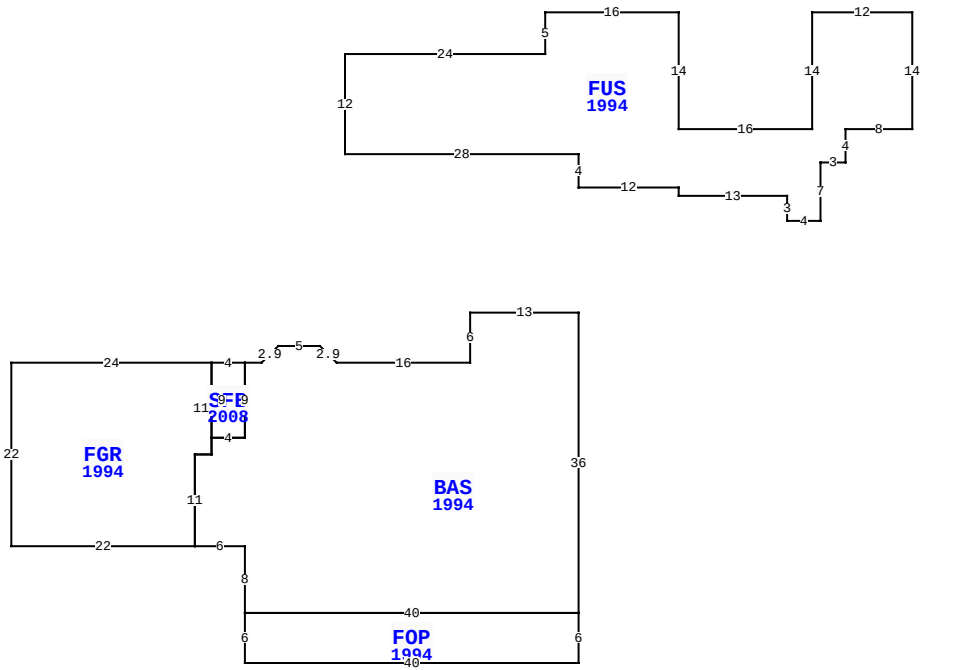
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	1,366	197,361
FGR	506	55	278	40,165
FOP	240	30	72	10,402
FUS	936	100	936	135,234
SFB	36	80	29	4,190
TOTALS	3,084		2,681	387,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,681	117.2160	167.03	447,807	1994	1994	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1996 Heated Area: 2331 HX Base Yr 1996



1002 OCEANWALK CT, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	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		387,353
TOTAL MARKET OB/XF VALUE		34,414
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		646,767
SOH/AGL Deduction		413,900
ASSESSED VALUE		232,867
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		177,867
TOTAL JUST VALUE		646,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071491	REPAIR/RRF	9,250	08/10/2007
20053043	ELEC OTHER	1,000	11/18/2005
20052712	SWIM POOL	25,000	09/23/2005
8031	NEW CONSTR	83,755	12/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0727/1929	4/20/1995	WD	Q	I		172,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: BALZER GREGG A & SA						
0694/1891	12/22/1993	WD	U	V	19	25,400
GRANTOR: MISS-GEORGIA CORP						
GRANTEE: TREVETT HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 S6 W16 U2 L2 W5 D2 L2 W2 SFB=[YR=2008] W4 FGR=[YR=1994] W24 S22 E22 N11 E2 N11$ S9 E4 N9$ S9 W4 S2 W2 S11 E6 S8 FOP=[YR=1994] S6 E40 N6 W40$ E40 N36 $ PTR=N15 FUS=[YR=1994] N4 W28 N12 E24 N5 E16 S14 E16 N14 E12 S14 W8 S4 W3 S7 W4 N3 W13 N1 W12$ S15$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0855	CONC PAVER	0	100	0	0	1,057.00	SF	10.00	10.00	100	2005	2005	3	87	9,196	
4	0855	CONC PAVER	0	100	27	3	81.00	SF	10.00	10.00	100	2005	2005	3	87	705	
5	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2005	2005	3	87	5,498	
6	0825	BRICK	0	100	0	0	468.00	SF	12.50	12.50	100	1994	1994	3	91	5,324	
7	0861	POOL GUNIT	0	100	0	0	294.00	SF	85.00	85.00	100	2005	2005	3	44	10,996	

LAND DESCRIPTION

TOTAL OB/XF 34,414

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