LOT 43
IN OR 707/1896
SEA ISLAND PLANTATION PB 5/275

HOWAT MARY ANN
1003 OCEANWALK COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

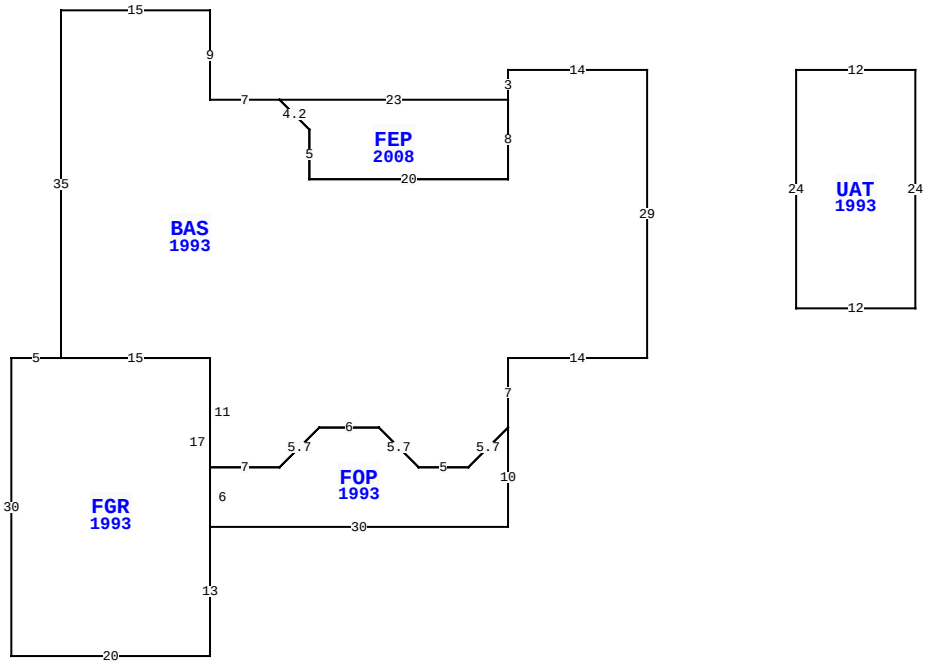
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,829	100	1,829	277,875
FEP	165	80	132	20,054
FGR	600	55	330	50,136
FOP	228	30	68	10,331
UAT	288	10	29	4,406
TOTALS	3,110		2,388	362,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,388	123.9700	176.66	421,864	1993	1993	0	0	0	14.00	86.00

1 SFR CUST – 100% - 0 Heated Area: 1829 HX Base Yr



1003 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		362,803
TOTAL MARKET OB/XF VALUE		15,907
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		603,710
SOH/AGL Deduction		378,648
ASSESSED VALUE		225,062
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		170,062
TOTAL JUST VALUE		603,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080234	REPAIR/RRF	12,000	02/15/2008
20071039	XFOB	2,000	06/11/2007
990667	XFOB	2,000	06/15/1999
B8659	REMODEL	850	11/02/1994
7464	NEW CONSTR	85,715	12/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0707/1896	6/24/1994	WD	Q	I		148,000
GRANTOR: TOVAR MICHAEL F & FLO						
GRANTEE: HOWAT ROBERT B & MA						
0677/0727	3/23/1993	WD	U	V	07	100
GRANTOR: TREVETT HOMES INC						
GRANTEE: TOVAR MICHAEL &FLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S3 FEP=[YR=2008] W23 D3 R3 S5 E20 N8$ S8 W20 N5 L3 U3 W7 N9 W15 S35 FGR=[YR=1993] W5 S30 E20 N13 FOP=[YR=1993] E30 N10 L4 D4 W5 L4 U4 W6 L4 D4 W7 S6$ N17 W15$ E15 S11 E7 U4 R4 E6 D4 R4 E5 U4 R4 N7 E14 N29$ PTR=E15 UAT 1993=E12 S24 W12 N24$ W15$.

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	0855	CONC PAVER	0	100	46	16	736.00	SF	10.00	10.00	100	2013	2013	3	95	6,992	
2	0855	CONC PAVER	0	100	0	0	116.00	SF	10.00	10.00	100	2013	2013	3	95	1,102	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0855	CONC PAVER	0	100	0	0	339.00	SF	10.00	10.00	100	2007	2007	3	89	3,017	
5	0479	VF PICKET	0	100	0	0	90.00	LF	10.00	10.00	100	2007	2007	3	74	666	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
7	0820	WOOD WALK	0	100	16	3	48.00	SF	11.75	11.75	100	1999	1999	3	40	226	
8	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	1999	1999	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 15,907

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