LOT 44
IN OR 2033/1818
SEA ISLAND PLANTATION PB 5/275

GILLETTE NICKEY E & KIMBERLY S
1005 OCEAN WALK CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0044-0000

BUILDING CHARACTERISTICS

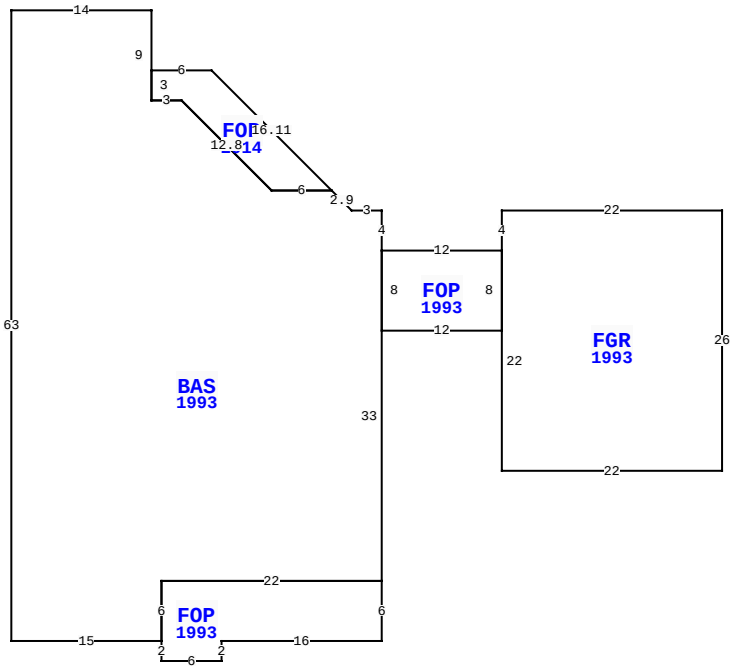
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,845	100	1,845	285,460
FGR	572	55	315	48,737
FOP	96	30	29	4,487
FOP	144	30	43	6,653
FOP	77	30	23	3,559
TOTALS	2,734		2,255	348,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,255	126.9884	180.96	408,065	1992	1992	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2009 Heated Area: 1845 HX Base Yr 2009



1005 OCEANWALK CT, FERNANDINA BEACH

BLD DATE	03/25/2009 KK	LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		348,896
TOTAL MARKET OB/XF VALUE		44,317
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		618,213
SOH/AGL Deduction		294,754
ASSESSED VALUE		323,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,459
TOTAL JUST VALUE		618,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141876	VINFNC	0	08/26/2014
20140688	SWIM POOL	23,000	04/09/2014
20121366	RE-ROOF	8,000	07/10/2012
20120970	6' FENCE & GATES	0	05/30/2012
20090765	REPAIR/RRF	1,000	06/16/2009
20052509	REPAIR/RRF	2,000	08/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/1818	3/11/2016	QC	U	I	11	100
GRANTOR: GILLETTE NICKEY E						
GRANTEE: GILLETTE NICKEY E &						
1539/1653	12/07/2007	WD	U	I	07	100
GRANTOR: HEYMANN CAROL ANN						
GRANTEE: GILLETTE NICKEY E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 S4 FOP=[YR=1993] W12 BAS=[YR=1993] N4 W3 U2 L2 FOP=[YR=2014] U12 L12 W6 S3 E3 D9 R9 E6$ W6 U9 L9 W3 N9 W14 S63 E15 FOP=[YR=1993] S2 E6 N2 E16 N6 W22 S6 $ N6 E22 N33$S8 E12 N8$ S22 E22 N26$.

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	0810	CONCRETE A	0	100	0	0	1,209.00	SF	6.50	6.50	100	1992	1992	3	66	5,187	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2000	2000	3	80	390	
4	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2012	2012	3	85	1,360	
5	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2014	2014	3	78	23,868	
6	0855	CONC PAVER	0	100	0	0	652.00	SF	10.00	10.00	100	2014	2014	3	95	6,194	
7	1242	WD DECK A	0	100	0	0	525.00	SF	10.00	10.00	100	2014	2014	3	70	3,675	
8	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50	7.50	100	2014	2014	3	78	1,053	

LAND DESCRIPTION

TOTAL OB/XF 44,317

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS