

LOT 27
IN OR 1977/1011
HERON OAKS #2 PB 6/10-11

NELSON RONALD K & JOANNE
3 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0850-0027-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5													
Exterior Wall	14	WD SHINGLE 100	0500	11	3,515	143.6508	204.70	719,520	1999	2012	0	0	0	5.00	95.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 3127												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017												
Interior Wall	05	DRYWALL 100																										
Interior Floo	13	LVT/LAMNT 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories		2. 100																										
Units		0 100																										
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA													10											
NEIGHBORHOOD/LOC			10001.010																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,022	100	2,022	393,208																								
BAS	237	100	237	46,088																								
DCK	5	10	0	0																								
DCK	24	10	2	389																								
FGR	506	55	278	54,062																								
FOP	64	30	19	3,695																								
FOP	222	30	67	13,029																								
FST	40	55	22	4,278																								
FUS	868	100	868	168,796																								
TOTALS			3,988	3,515	683,544																							
EXTRA FEATURES			3 LAUREL OAK, FERNANDINA BEACH																									
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680												
2	0855	CONC PAVER	0	100	0	0	393.00	SF	7.00	7.00	100	1999	1999	3	79	2,173												
3	0446	BOX FNC 6'	0	100	0	0	99.00	LF	20.00	20.00	100	1999	1999	3	20	396												
5	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	1999	1999	3	79	508												
6	0855	CONC PAVER	0	100	0	0	112.00	SF	7.00	7.00	100	2017	2017	3	97	760												
7	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	1999	1999	3	52	624												
8	0855	CONC PAVER	0	100	0	0	559.00	SF	7.00	7.00	100	2017	2017	3	97	3,796												
9	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	2008	2008	3	90	456												
TOTAL OB/XF 10,393																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000											
REVIEW DATE 03/08/2023 BY 0308 Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1011	4/29/2015	WD Q	I	01		850,000

GRANTOR:WAITE STEVEN B & ELIZ

GRANTEE:NELSON RONALD K & J

1423/0834	6/26/2006	WD Q	I			960,000
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GRANTOR:PRISM REALTY & DEVELO

GRANTEE:WAITE STEVEN B & EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W10 FGR=[YR=1999] N11 W23 S22 E23 N11\$ S11 W23 S13 E13 S9 BAS=[YR=2017] W2 S19 E3 N1 E10 N18 W11\$E11 S18 W10S19 FOP=[YR=1999] S6 E14 DCK=[YR=1999] S4 E6 N4 W6\$ E21 N6 W15 N2 W6 S2 W14 \$ E14 N2 E6 S2 E15 N48 FST=[YR=1999] N4 FOP=[YR=1999] N4 W11 DCK=[YR=1999] N1 W5 S1 E5\$ W5 S4 E16 \$ W10 S4 E10\$ W10 N4 W6 N18\$ PTR=E25 FUS=[YR=1999] E15 N20 E19 S24 W8 S11 E1 S4 W20 N6 W7 N13 \$ W25\$.