

LOT 166
IN OR 1732/1925
FLORA PARKE 2B PB 6/255

HODGE JOHN A JR & COLLEEN R
2812 OCEAN SOUND DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0166-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	189,568
FGR	400	55	220	25,744
FOP	61	30	18	2,107
FSP	96	40	38	4,446
TOTALS	2,177		1,896	221,864

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	645.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	0	0	0	456.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,896	108.2900	128.59	243,807	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 0% - 0 Heated Area: 1620 HX Base Yr											
BLD DATE: 06/22/2023 MLU											

TOTAL OB/XF											
8,188											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	221,864		
TOTAL MARKET OB/XF VALUE	8,188		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	295,052		
SOH/AGL Deduction	59,257		
ASSESSED VALUE	235,795		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	235,795		
TOTAL JUST VALUE	295,052		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,599		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1732/1925	4/11/2011	WD	U	I	11
GRANTOR: NO WAVES LLC					
GRANTEE: HODGE JOHA A JR & C					
1587/1906	10/02/2008	QC	U	I	06
GRANTOR: HODGE JOHN (AGENT)					
GRANTEE: NO WAVES LLC					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FSP=[YR=2004] N8 W12 S8 E12\$ W26 S39 E10 FOP=[YR=2004] S5 E9 N5 W3 N4 W4 S4 W2\$ E2 N4 E4 S4 E8 FGR=[YR=2004] S16 E20 N20 W20 S4\$ N4 E20 N35\$.											