



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	3	100
Bathrooms	1	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 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	60,189
DCK	136	10	14	1,170
FSP	160	40	64	5,350
UCP	720	20	144	12,038
TOTALS	1,736		942	78,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	18			6.50	100	1993
2	0810	CONCRETE A	0	0	18	3			6.50	100	1993
3	0810	CONCRETE A	0	0	12	9			6.50	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	942	104.7600	99.52	93,748	1988	1988	0	0	16.00	84.00
1 SINGLE FAM - 0% - 0 Heated Area: 720 HX Base Yr											
1821 JULIA ST, FERNANDINA BEACH											
BLD DATE 09/24/2008 DJ LGL DATE 04/15/2024 MLU											
XF DATE INC DATE											

TOTAL OB/XF											
2,239											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		78,748	
TOTAL MARKET OB/XF VALUE		2,239	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		455,987	
SOH/AGL Deduction		275,986	
ASSESSED VALUE		180,001	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,001	
TOTAL JUST VALUE		455,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,345	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2690/1161	1/23/2024	SW	U	I	11
GRANTOR: OGLESBY FORT M & JANE					
GRANTEE: OGLESBY FAMILY TRUS					
1941/0909	10/07/2014	PR	U	I	19
GRANTOR: GORDON SHARON STEWART					
GRANTEE: OGLESBY FORT M & JA					

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2008] W8 BAS=[YR=2008] W36 S20 E10 DCK=[YR=2008] S4 E34 N4 W34\$ E26 N20 \$ S20 E8 N20\$ PTR=N25 UCP=[YR=2008] W36 S20 E36 N20\$ S25\$.											