

LOT 62
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

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

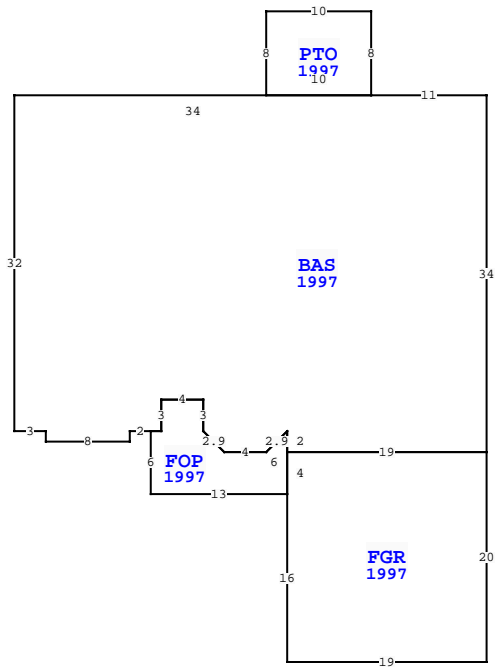
2024

00-00-30-021E-0062-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 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	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,486	100	1,486
FGR	380	55	209
FOP	78	30	23
PTO	80	5	4
			SUBAREA MARKET VALUE
			208,589
			29,337
			3,228
			561
TOTALS	2,024		1,722
			241,716

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,722	125.2350	156.54	269,562	1997	2002	0	0	10.33	89.67	
1 SNGL FAM - 0% - 0 Heated Area: 1486 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		241,716	
TOTAL MARKET OB/XF VALUE		2,999	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		424,715	
SOH/AGL Deduction		91,684	
ASSESSED VALUE		333,031	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		333,031	
TOTAL JUST VALUE		424,715	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,323	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/1762	12/01/2010	WD Q	Q	I	02	180,000
GRANTOR: FARAH JEFFREY N & WEN						
GRANTEE: HODGE JOHN A AJR &						
1312/0469	4/25/2005	QC U	U	I	01	100
GRANTOR: FARAH JEFFREY N						
GRANTEE: FARAH JEFFREY N & W						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	44	16	SF	5.20	5.20	100	1997	1997
2	0810	CONCRETE A	0	0	23	3	SF	6.50	6.50	100	1997	1997

TOTAL OB/XF												
2,999												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	44	16	SF	5.20	5.20	100	1997	1997
2	0810	CONCRETE A	0	0	23	3	SF	6.50	6.50	100	1997	1997

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1997] W11 PTO=[YR=1997] N8 W10 S8 E10 \$ W34 S32 E3 S1 E8 N1 E2 FOP=[YR=1997] S6 E13 FGR=[YR=1997] S16 E19 N20 W19 S4 \$ N6 L2 D2 W4 U2 L2 N3 W4 S3 W1 \$ E1 N3 E4 S3 R2 D2 E4 U2 R2 S2 E19 N34 \$.												

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
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00