LOT 19
OCEAN FOREST PB 5/124

KAUFMAN ROBERT & KATHLEEN LVG TRUST/KAUFMAN ROBERT
8534 SOUTHRIDGE DR
PARK CITY, UT 84098

2024

00-00-30-046F-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

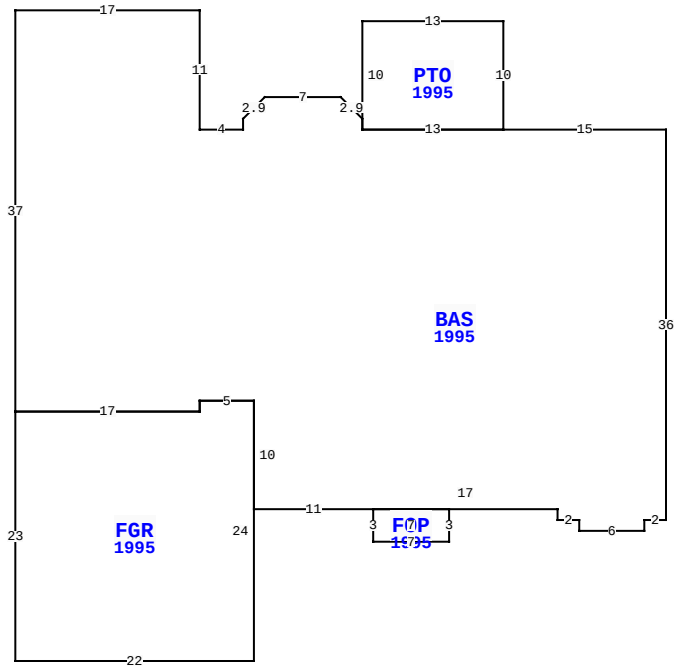
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2,129	239,925
FGR	511	55	281	31,667
FOP	21	30	6	676
PTO	130	5	6	676
TOTALS	2,791		2,422	272,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	114.1161	142.65	345,498	1995	1995	0	0	0	21.00	79.00

1 SNGL FAM – 0% - 0 Heated Area: 2129 HX Base Yr



1628 OCEAN FOREST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	272,943
TOTAL MARKET OB/XF VALUE	3,798
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	626,741
SOH/AGL Deduction	148,495
ASSESSED VALUE	478,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,246
TOTAL JUST VALUE	626,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502241	NEW CONSTR	120,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0571	8/31/2021	WD	U	I	11	100
GRANTOR: KAUFMAN ROBERT E & KA						
GRANTEE: KAUFMAN ROBERT & KA						
0749/0672	1/23/1996	WD	Q	I		153,200
GRANTOR: W H BURNEY CONST CO I						
GRANTEE: KAUFMAN ROBERT & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 PTO=[YR=1995] N10 W13 S10 E13 $ W13 N1 U2 L2 W7 D2 L2 S1 W4 N11W17 S37 FGR=[YR=1995] S23 E22 N24 W5S1 W17 $ E17 N1 E5 S10 E11 FOP=[YR=1995] S3 E7 N3 W7 $ E17 S1 E2 S1 E6 N1 E2 N36 $.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	912.00	SF	5.20	5.20	100	1995	1995	3	70	3,320	
2	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1995	1995	3	70	437	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	1995	1995	3	70	41	

LAND DESCRIPTION

TOTAL OB/XF 3,798

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS