LOT 31
IN OR 1127/1687
FERREIRAS REPLAT OF

**REGISTER LUCY K**
1123 OCEAN AV
FERNANDINA BEACH, FL 32034

# 2024

**00-00-31-126A-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

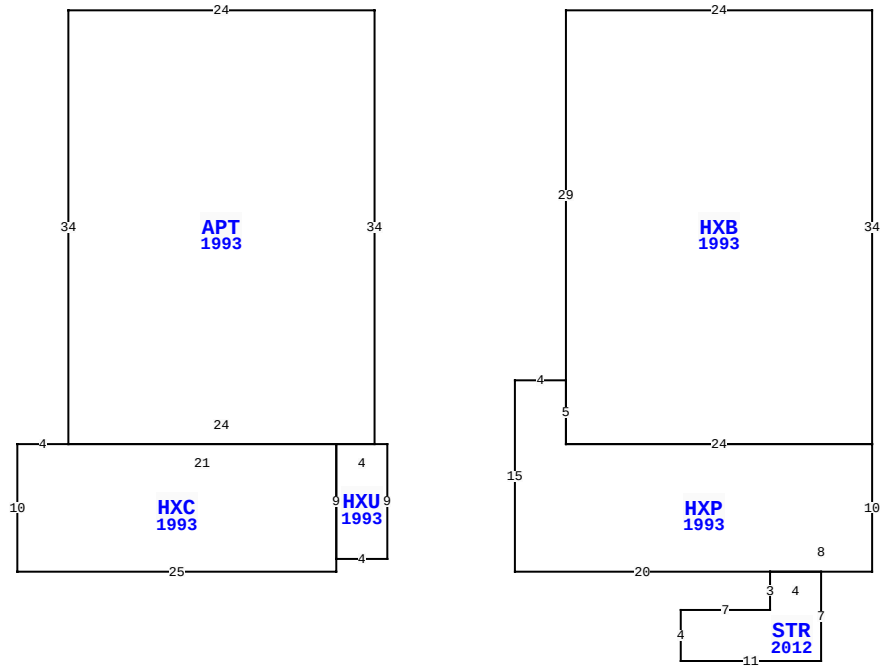
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 23 | REINF CONC 50 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 04 | REIN CONC 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1050.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 816 | 100 | 816 | 133,839 |
| HXB | 816 | 100 | 816 | 133,839 |
| HXC | 250 | 25 | 62 | 10,169 |
| HXP | 300 | 30 | 90 | 14,761 |
| HXU | 36 | 55 | 20 | 3,280 |
| STR | 56 | 10 | 6 | 984 |
| TOTALS | 2,274 | | 1,810 | 296,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 11 | 1,810 | 156.2100 | 195.26 | 353,421 | 1962 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 DUPLEX - 54.61% - 2006 Heated Area: 1632 HX Base Yr 2006




1123 OCEAN AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 296,874 |
| TOTAL MARKET OB/XF VALUE | | 9,172 |
| TOTAL LAND VALUE - MARKET | | 800,000 |
| TOTAL MARKET VALUE | | 1,106,046 |
| SOH/AGL Deduction | | 688,034 |
| ASSESSED VALUE | | 418,012 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 363,012 |
| TOTAL JUST VALUE | | 1,106,046 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 993,918 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20171496 | CARPORT | 10,909 | 05/16/2017 |
| 20151599 | DCK | 12,000 | 07/09/2015 |
| 20121230 | RE-ROOF | 9,800 | 06/22/2012 |
| 20121207 | CHANG AMP | 800 | 06/21/2012 |
| 990879 | REPAIRS | 0 | 07/19/1999 |
| 19972346 | RE-ROOF | 1,000 | 12/04/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1127/1687 | 4/07/2003 | WD | Q | I | | 350,000 |
| GRANTOR: JACK-MOONEY NOREEN | | | | | | |
| GRANTEE: REGISTER JOHNNY & L | | | | | | |
| 0713/1868 | 9/13/1994 | WD | Q | I | | 124,100 |
| GRANTOR: KRUER GEORGE R & FLOR | | | | | | |
| GRANTEE: MOONEY NOREEN JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

APT=[YR=1993] W24S34 HXC=[YR=1993] W4S10 E25N1 HXU=[YR=1993] E4N9W4S9$ N9W21$ E24N34$ PTR=E15 HXB=[YR=1993] S29 HXP=[YR=1993] W4S15 E20 STR=[YR=2012] S3W7 S4E11N7W4$ E8N10W24N5$ S5E24 N34W24$ W15$.

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 40 | 14 | 560.00 | SF | 6.50 | 6.50 | 100 | 1962 | 1962 | 3 | 20 | 728 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 17 | 10 | 170.00 | SF | 6.50 | 6.50 | 100 | 1962 | 1962 | 3 | 20 | 221 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 27 | 3 | 81.00 | SF | 6.50 | 6.50 | 100 | 1962 | 1962 | 3 | 20 | 105 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 24 | 18 | 432.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 2,752 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 2019 | 2019 | 3 | 86 | 5,366 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,172

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000800 | C | MULTI-FAM | 100 | 0002 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 800,000 | | | | | | | |

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS