

LOT 32
IN OR 1372/898
FERREIRAS REPLAT OF

VAIL ANNE
1033 OCEAN AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-126A-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	789	100	789	119,153
UOP	20	20	4	604
UOP	12	20	2	302
UST	21	45	9	1,359
TOTALS	842		804	121,418

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
1	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	1980	1980	3
2	1242	WD DECK A	0 100	0	0	50.00	SF	10.00	10.00	100	2004	2004	3
3	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	2004	2004	3
4	1242	WD DECK A	0 100	15	12	180.00	SF	10.00	10.00	100	2007	2007	3

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	% COND
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00

1 SFR CUST - 100% - 2019

Heated Area: 789

HX Base Yr 2019

UOP 1993

UOP 2003

UST 2003

BAS 1993

BLD DATE 03/21/2014

XF DATE

INC DATE

KK

LGL DATE

LAND DATE

AG DATE

05/22/2024

MLU

TOTAL OB/XF													
1,252													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		121,418	
TOTAL MARKET OB/XF VALUE		1,252	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		922,670	
SOH/AGL Deduction		545,688	
ASSESSED VALUE		376,982	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		326,982	
TOTAL JUST VALUE		922,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		817,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051516	REPAIR/RRF	2,000	04/06/2005
20021503	REMODEL	2,000	09/03/2002
B8522	REPAIR/RRF	300	08/25/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1372/0898	12/08/2005	WD	U	I	06
GRANTOR: FISHER GREGORY					
GRANTEE: VAIL ANNE					
0906/0114	11/01/1999	WD	Q	I	
GRANTOR: PEEPLES WARREN G & LO					
GRANTEE: VAIL ANNE & GREGORY					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W10 N11 W3 UOP=[YR=1993] N4 W5 S4 E5\$ W12UOP=[YR=2003] W3 S4 UST=[YR=2003] S7 E3 N7 W3\$ E3 N4\$ S11 W11 S12 E10 S12 E16 N12 E10 N12\$.													