S1/2 OF LOT 33
DECLARATION OF UNITY OF TITLE
PT OR 581/741-749

HAYES JOHN D
P O BOX 171
FERNANDINA BEACH, FL 32035

2024

00-00-31-126A-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

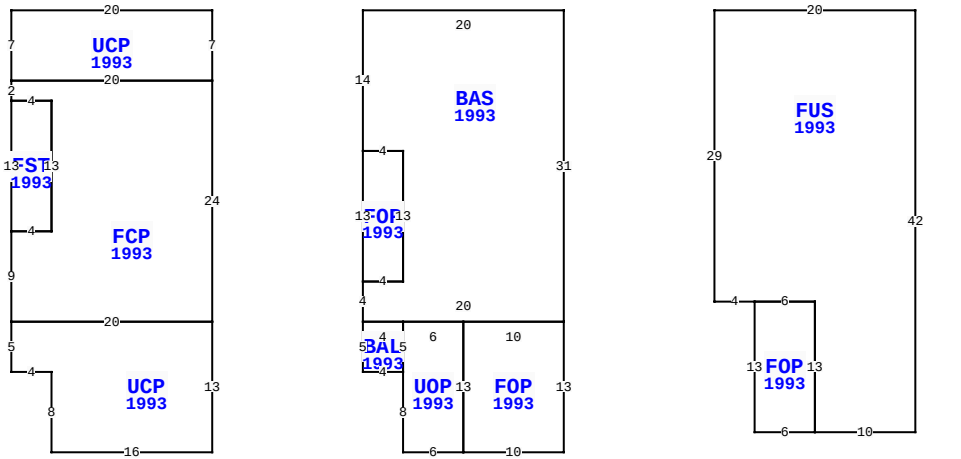
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
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
BAL	20	15	3	641
BAS	568	100	568	121,413
FCP	428	25	107	22,872
FOP	52	30	16	3,420
FOP	78	30	23	4,917
FOP	130	30	39	8,337
FST	52	55	29	6,199
FUS	710	100	710	151,766
UCP	140	20	28	5,985
UCP	228	20	46	9,832
TOTALS	2,484		1,585	338,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,585	246.7156	234.38	371,492	1982	2005	0	0	0	8.80	91.20

1 TOWNHOUSE - 100% - 2020 Heated Area: 1278 HX Base Yr 2020



** This building has 11 Sub-Areas

1031 OCEAN AV A, 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		338,801
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		560,000
TOTAL MARKET VALUE		898,801
SOH/AGL Deduction		418,286
ASSESSED VALUE		480,515
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,515
TOTAL JUST VALUE		898,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081405	ELEC OTHER	1,850	09/10/2008
20071423	REMODEL	5,000	07/31/2007
20071405	H/AC	5,500	07/30/2007
20070831	ELEC OTHER	450	05/15/2007
20070761	ADDITION	30,000	05/01/2007
20070454	ELEC OTHER	3,500	03/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1497	7/01/2019	WD	Q	I	02	465,000
GRANTOR: WESTRA DANIEL L & REG						
GRANTEE: HAYES JOHN D						
1886/0461	10/14/2013	WD	Q	I	02	439,000
GRANTOR: D'ANNA FRANK J TRUSTE						
GRANTEE: WESTRA DANIEL L & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20S14 FOP=[YR=1993] S13E4 N13W4$ E4S13W4S4
BAL=[YR=1993] S5E4 UOP=[YR=1993] S8E6 FOP=[YR=1993] E10N13W10
S13$ N13W6S5$ N5W4$ E20N31$ PTR=W35 UCP=[YR=1993] W20S7
FCP=[YR=1993] S2 FST=[YR=1993] S13E4N13W4$ E4S13W4 S9
UCP=[YR=1993] S5E4S8E16N13W20$ E20N24W20$ E20N7$ E35$ PTR=E15
FUS=[YR=1993] S29E4 FOP=[YR=1993] S13E6N13 W6$
E6S13E10N42W20$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	SFR OCN FT	100	0002	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.40	16,000.00	22,400.00	560,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 560,000 Market: 0 Agricultural: 0 Common: 560,000 PRINTED 08/06/2024 BY SYS