LOT 36
IN OR 2536/809
FERREIRAS REPLAT OF FDNA BEACH

SENATORS SEACLUSION LLC
4931 CASTRO CT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-126A-0036-0000**

## BUILDING CHARACTERISTICS

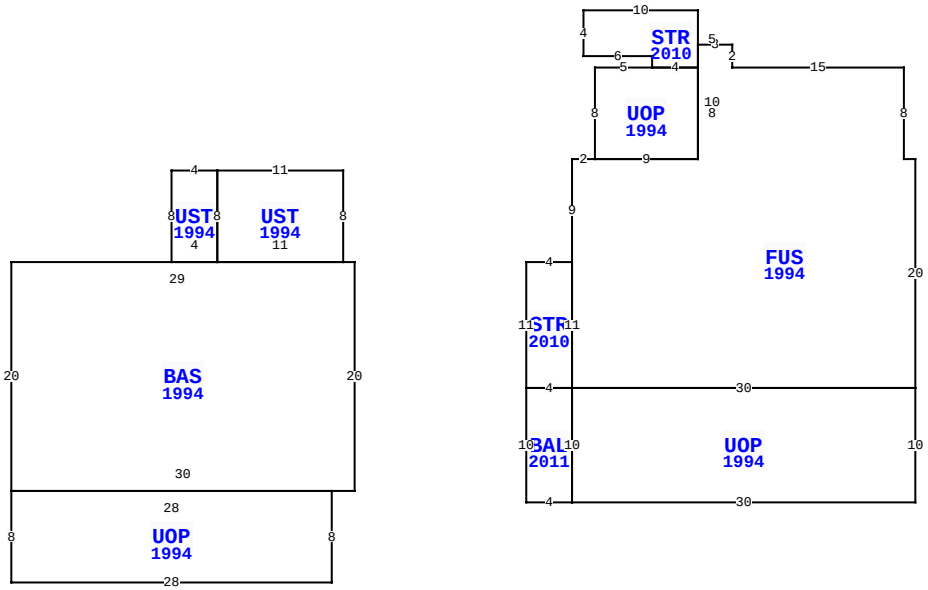
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 06 | Quality Level 06 |
| 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 | 40 | 15 | 6 | 1,605 |
| BAS | 600 | 100 | 600 | 160,508 |
| FUS | 750 | 100 | 750 | 200,636 |
| STR | 44 | 10 | 4 | 1,070 |
| STR | 44 | 10 | 4 | 1,070 |
| UOP | 72 | 20 | 14 | 3,746 |
| UOP | 224 | 20 | 45 | 12,038 |
| UOP | 300 | 20 | 60 | 16,051 |
| UST | 32 | 45 | 14 | 3,746 |
| UST | 88 | 45 | 40 | 10,700 |
| TOTALS | 2,194 | | 1,537 | 411,169 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 1,537 | 213.0729 | 319.61 | 491,241 | 1940 | 1990 | 0 | 0 | 0 | 16.30 | 83.70 |

1 SFR CUST – 0% - 2023 Heated Area: 1350 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 11/25/2015 KWKK | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2024 MLU |
| INC DATE | | AG DATE | |

1025 OCEAN AVE, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 411,169 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 800,000 |
| TOTAL MARKET VALUE | 1,211,169 |
| SOH/AGL Deduction | 9,188 |
| ASSESSED VALUE | 1,201,981 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,201,981 |
| TOTAL JUST VALUE | 1,211,169 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,092,710 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| DEMR-2023-0001 | Demolish two stor | 25,000 | 12/19/2023 |
| 20033343 | REPAIR/RRF | 2,000 | 06/24/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2536/0809 | 2/04/2022 | WD | Q | I | 01 | 1,300,000 |
| GRANTOR: SALMON REBECA ELLEN | | | | | | |
| GRANTEE: SENATOR'S SEACLUSIO | | | | | | |
| 2192/1304 | 4/27/2018 | WD | Q | I | 01 | 537,000 |
| GRANTOR: DOUGHERTY ANTHONY C & | | | | | | |
| GRANTEE: SALMON REBECA ELLEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W1 UST=[YR=1994] N8 W11 UST=[YR=1994] W4 S8 E4 N8$ S8 E11$ W29 S20 UOP=[YR=1994] S8 E28 N8 W28 $ E30 N20$ PTR= E15 STR=[YR=2010] E4 FUS=[YR=1994] N9 E2 UOP=[YR=1994] N8 E5 STR=[YR=2010] N1 W6 N4 E10 S5 W4 $ E4 S8 W9$ E9 N10 E3 S2 E15 S8 E1 S20 UOP=[YR=1994] S10 W30 BAL=[YR=2011] W4 N10 E4 S10$ N10 E30$ W30 N11$ S11 W4 N11$ 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 | 0 | 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 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS