PT OF LOT 160 &
PT OF OUTLOTS 29 & 60
IN OR 495 PG 750

DAVIS CLYDE W & APRIL K
1869 S 8TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0160-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

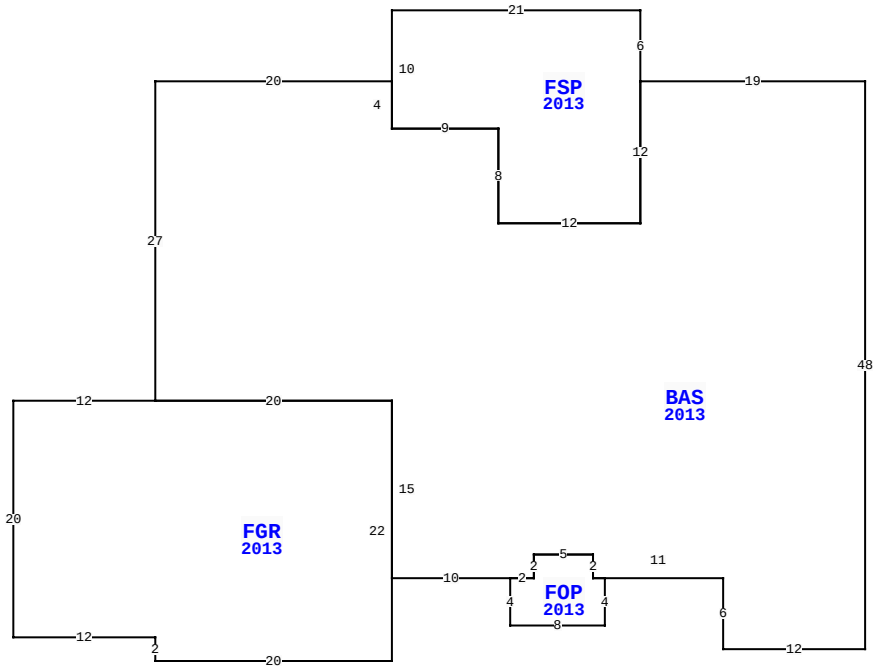
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	341,460
FGR	680	55	374	60,754
FOP	42	30	13	2,112
FSP	306	40	122	19,818
TOTALS	3,130		2,611	424,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,611	113.4000	170.10	444,131	2013	2013	0	0	0	4.50	95.50

2 SFR CUST – 100% - 2014 Heated Area: 2102 HX Base Yr 2014



2040 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		424,145
TOTAL MARKET OB/XF VALUE		49,627
TOTAL LAND VALUE - MARKET		812,500
TOTAL MARKET VALUE		1,286,272
SOH/AGL Deduction		604,503
ASSESSED VALUE		681,769
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		631,769
TOTAL JUST VALUE		1,286,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,019,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130056	POOL SCREEN ROOM	7,800	01/10/2013
20130054	FIBERGLASS POOL	40,200	12/17/2012
20130047	NC SFR	224,889	11/29/2012
20052267	TEMP POLE	1,000	07/21/2005
20052175	DEMOLISH EXIST.HO	5,000	07/07/2005
7883	REPAIR/RRF	3,100	09/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0495/0750	8/01/1986	WD	Q	I		85,000
GRANTOR:						
GRANTEE:						
0443/0634	1/01/1985	WD	Q	I		85,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FSP=[YR=2013] N6 W21 S10 E9 S8 E12 N12$ S12 W12 N8 W9 N4 W20 S27 FGR=[YR=2013] W12 S20 E12 S2 E20 N22 W20$ E20 S15 E10 FOP=[YR=2013] S4 E8 N4 W1 N2 W5 S2 W2$ E2 N2 E5 S2 E11 S6 E12 N48 $.

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	0300	BOAT DCK W	0	100	434	4	1,736.00	SF	40.00	40.00	100	1993	1993	3	20	13,888	
2	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	1993	1993	3	20	1,040	
3	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	400	
4	0971	ST LGHT OV	0	100	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	32	498	
5	0971	ST LGHT OV	0	100	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	66	1,026	
6	0648	LIGHTS-AV	0	100	0	0	5.00	UT	140.00	140.00	100	2005	2005	3	24	168	
7	0300	BOAT DCK W	0	100	62	3	186.00	SF	40.00	40.00	100	2005	2005	3	40	2,976	
8	0315	UTILTY POD	0	100	0	0	1.00	UT	600.00	600.00	100	2005	2005	3	24	144	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	24	552	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	24	360	

LAND DESCRIPTION

TOTAL OB/XF 21,052

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	000116	C	SFR MARSH	100	0006	R-1	125.00	233.00	125.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	812,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 812,500 Market: 0 Agricultural: 0 Common: 812,500 PRINTED 08/06/2024 BY SYS

PT OF LOT 160 &
PT OF OUTLOTS 29 & 60
IN OR 495 PG 750

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE		1,286,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,019,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7461	XFOB	10,000	12/15/1992
6631	REMODEL	3,250	06/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0495/0750	8/01/1986	WD	Q	I		85,000
GRANTOR:						
GRANTEE:						
0443/0634	1/01/1985	WD	Q	I		85,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0350	CARPORT WD	0	100	25	16	400.00	SF	9.88	9.88	100	2005	2005	3	24	948	
12	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	1,440	
13	0855	CONC PAVER	0	100	0	0	1,076.00	SF	7.00	7.00	100	2013	2013	3	94	7,080	
14	0855	CONC PAVER	0	100	0	0	92.00	SF	7.00	7.00	100	2013	2013	3	94	605	
15	0911	SCRN RM A	0	100	0	0	570.00	SF	17.50	17.50	100	2013	2013	3	60	5,985	
16	0866	POOL FIBER	0	100	0	0	200.00	SF	72.00	72.00	100	2013	2013	3	60	8,640	
17	0855	CONC PAVER	0	100	0	0	370.00	SF	7.00	7.00	100	2013	2013	3	94	2,435	
18	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200	
19	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2013	2013	3	60	144	
20	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2013	2013	3	94	98	

TOTAL OB/XF 28,575

LAND DESCRIPTION

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 812,500 Market: 0 Agricultural: 0 Common: 812,500 PRINTED 08/06/2024 BY SYS