

LOT 72
IN OR 2115/1234
GA FDNA BEACH SUB PB 2/35

JOHNSON WILLIAM B
837 OCEAN AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134A-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	9	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	1,127	100	1,127	131,700
APT	1,127	100	1,127	131,700
BAL	72	15	11	1,285
BAS	973	100	973	113,704
BAS	133	100	133	15,542
BAS	120	100	120	14,023
DCK	26	10	3	350
DCK	26	10	3	350
DCK	40	10	4	468
DCK	82	10	8	935
TOTALS	6,243		4,425	517,101

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	% COND	OB/XF MKT VALUE	NOTES
1	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
3	1242	WD DECK A	0	0	18	16	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
4	1076	TRELLIS A	0	0	7	7	49.00	SF	7.50	7.50	100	2007	2007	3	48	176	
5	1076	TRELLIS A	0	0	11	11	121.00	SF	7.50	7.50	100	2001	2001	3	27	245	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
7	0820	WOOD WALK	0	0	22	4	88.00	SF	11.75	11.75	100	2001	2001	3	40	414	
8	0476	VF 6 SBPL	0	0	0	0	35.00	LF	32.00	32.00	100	2001	2001	3	55	616	
9	0810	CONCRETE A	0	0	25	19	475.00	SF	6.50	6.50	100	2001	2001	3	80	2,470	

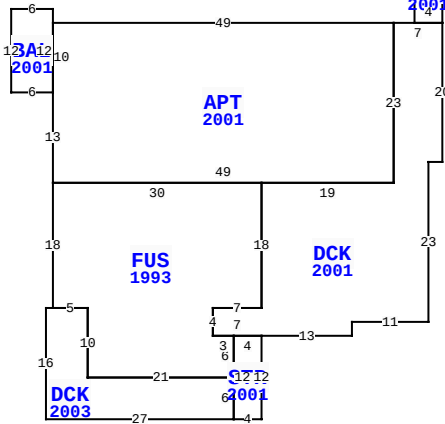
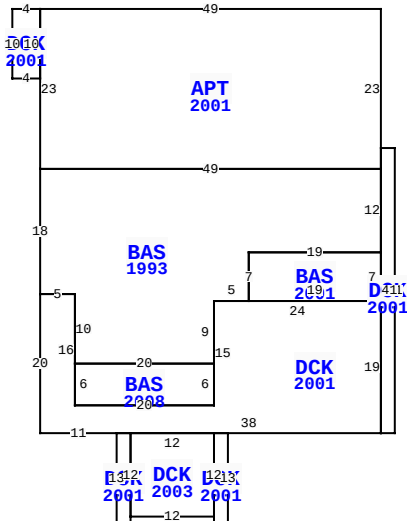
LAND DESCRIPTION

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	16,000.00	13,600.00	1,020,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,020,000 Market: 0 Agricultural: 0 Common: 1,020,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
2700 01 4,425 105.1600 131.45 581,666 1969 2000 0 0 0 11.10 88.90
1 DUPLEX - 0% - 0 Heated Area: 4218 HX Base Yr



** This building has 17 Sub-Areas

837 OCEAN AVE U&D, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2024 MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Dist:	
Building Group: 2		
BUILDING MARKET VALUE		517,101
TOTAL MARKET OB/XF VALUE		5,108
TOTAL LAND VALUE - MARKET		1,020,000
TOTAL MARKET VALUE		1,542,209
SOH/AGL Deduction		283,300
ASSESSED VALUE		1,258,909
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,258,909
TOTAL JUST VALUE		1,542,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,393,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122262	REROOF 50YR SHNGL	3,000	11/05/2012
20040223	H/AC	3,000	02/10/2004
20032497	XFOB	2,000	02/12/2003
990594	ADDITION	70,177	06/08/1999
984534	XFOB	300	11/16/1998
984440	REMODEL	900	10/22/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/1234	4/24/2017	PR U	I	19	
GRANTOR: JOHNSON WILLIAM B (P/					
GRANTEE: JOHNSON WILLIAM B					
0722/1337	1/25/1995	WD U	I	07	
GRANTOR: MOUM LOIS CASEY					
GRANTEE: JOHNSON JOYCE SMITH					

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2001] W49 DCK 2001=W4S10 E4 N10\$ S23 BAS=[YR=1993] S18 DCK=[YR=2001] S20 E11 DCK=[YR=2001] S13 E2N1 DCK=[YR=2003] E12 DCK=[YR=2001] S1E2N13W2 S12\$ N12W12S12\$ N12W2\$ E38 DCK=[YR=2001] E2N41W2S41\$ N19 BAS=[YR=2001] N7W19 S7 E19\$ W24 S15 W20N16W5\$ E5S10 BAS=[YR=2008] S6E20 N6W20\$ E20N9E5N7E19N12W49\$ E49 N23\$ PTR=E15 BAL=[YR=2001] S12E6 APT=[YR=2001] S13 FUS=[YR=1993] S18 DCK=[YR=2003] W1S16E27 STR=[YR=2001] E4N12 DCK=[YR=2001] E13N2E11N23E2N20 STR=[YR=2001] N10W4S10E4\$ W7S23W19 S18W7S4E7\$W4S12\$N6W21N10W5\$ E5 S10E21N6W3N4E7N18W30\$ E49N23 W49S10\$ N12W6\$ W15\$.