



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0800MULTI-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	1,152	100	1,152	134,458
FOP	360	30	108	12,605
FUS	1,152	100	1,152	134,458

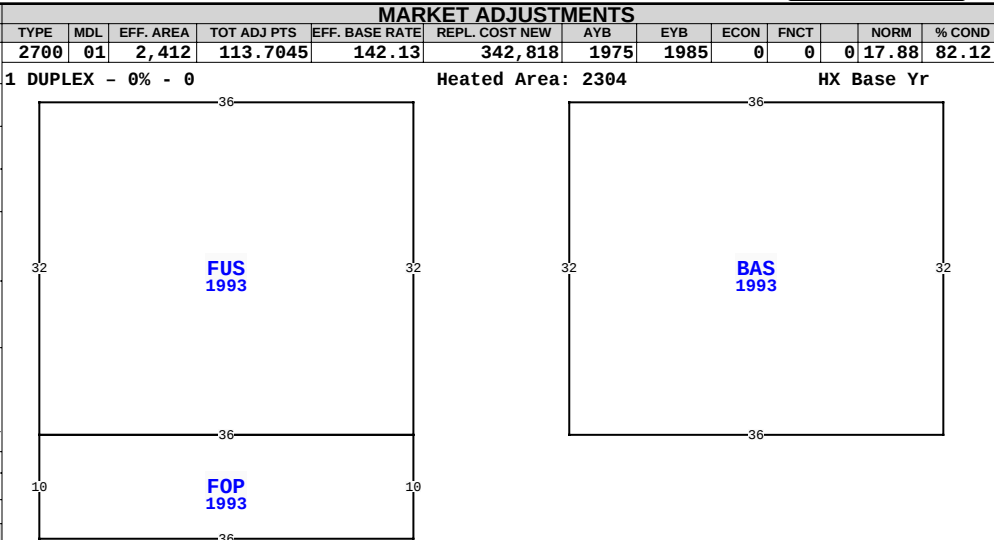
TOTALS 2,664 2,412 281,522

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	0810	CONCRETE A	0	0	30	49			1,470.00	SF 6.50	100	1975	1975	3	26	2,484
2	0811	CONCRETE B	0	0	20	36			720.00	SF 2.60	100	1975	1975	3	26	487
3	1242	WD DECK A	0	0	36	11			396.00	SF 13.00	100	1993	1993	3	20	1,030
4	0810	CONCRETE A	0	0	0	0			232.00	SF 6.50	100	1975	1975	3	26	392
5	1242	WD DECK A	0	0	13	4			52.00	SF 10.00	100	1993	1993	3	20	104
6	1242	WD DECK A	0	0	22	4			88.00	SF 10.00	100	1993	1993	3	20	176

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							



BLD DATE
XF DATE
INC DATE

629 OCEAN AVE U&D, FERNANDINA BEACH

LGL DATE
LAND DATE
AG DATE

05/22/2024 MLU

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
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TOTAL OB/XF 4,673

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1	000800	C	MULTI-FAM	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							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,522
TOTAL MARKET OB/XF VALUE		4,673
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,086,195
SOH/AGL Deduction		180,267
ASSESSED VALUE		905,928
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		905,928
TOTAL JUST VALUE		1,086,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		974,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111164	H/AC	1,000	07/18/2011
B9610171	REPAIR/RRF	2,650	12/02/1996
6019	REPAIR/RRF	1,300	06/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0220	8/31/2020	WD	Q	I	01	769,000
GRANTOR: MCCLELLAN MAXINE D						
GRANTEE: GEROLD SCOTT J & ME						
0623/0635	4/09/1991	WD	Q	I		155,000
GRANTOR: HAWKINS VERA G						
GRANTEE: DAVIS & MCCLELLAN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W36 S32 FOP=[YR=1993] S10 E36 N10 W36 \$ E36 N32
\$ PTR= E15 BAS=[YR=1993] E36 S32 W36 N32 \$ W15 \$.