

SCOTT MICHAEL JOHN & KIM ANN
627 OCEAN AVE
FERNANDINA BEACH, FL 32034

00-00-31-134A-0093-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	3	100		
Frame	02	WOOD FRAME 100		
Stories	3.	100		
Units	0	100		
Quality	03	Quality Level 03		
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	80	15	12	2,659
BAS	1,265	100	1,265	280,281
FOP	85	30	26	5,760
FSP	300	40	120	26,588
FST	209	55	115	25,480
FUS	938	100	938	207,829
UCP	1,441	20	288	63,811
TOTALS	4,318		2,764	612,408

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,764	149.9616	224.94	621,734	2019	2019	0	0	1.50	98.50

1 SFR CUST - 0% - 0

Heated Area: 2203

HX Base Yr

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,764	149.9616	224.94	621,734	2019	2019	0	0	1.50	98.50

1 SFR CUST - 0% - 0

Heated Area: 2203

HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					612,408				
TOTAL MARKET OB/XF VALUE					204				
TOTAL LAND VALUE - MARKET					800,000				
TOTAL MARKET VALUE					1,412,612				
SOH/AGL Deduction					256,290				
ASSESSED VALUE					1,156,322				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,156,322				
TOTAL JUST VALUE					1,412,612				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,284,966				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181169	NEW CONSTR	267,004	04/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/1820	3/02/2017	WD Q	Q	V	01	464,000

GRANTOR: MERCER MARTHA H & CAR

GRANTEE: SCOTT MICHAEL JOHN

0916/02081/20/2000WDUV18100

GRANTOR: HAWKINS VERA G

GRANTEE: HAWKINS VERA G L/E

BUILDING NOTES

BUILDING DIMENSIONS									
FST=[YR=2019] W19 UCP=[YR=2019] W11 S55 E30 N44 W19 N11\$ S11 E19 N11\$ PTR=E15 FOP=[YR=2019] E5 BAS=[YR=2019] E25 S45 FSP=[YR=2019] S10 W30 N10 E30\$ W30 N28 E5 N17\$ S17 W5 N17\$ W15\$PTR=E45 FUS=[YR=2019] E10 N11 E10 S11 E10 S19 W5 S15 W5 BAL=[YR=2019] S8 W10 N8 E10\$ W15 N15 W2 N5 E6 N3 W9 N11\$ W45\$.									

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	09/17/2019	BY	DJ	Total Acres: 0.00	Total Land Value: 800,000	Market: 0	Agricultural: 0	Common: 800,000	PRINTED 08/06/2024 BY SYS
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