



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

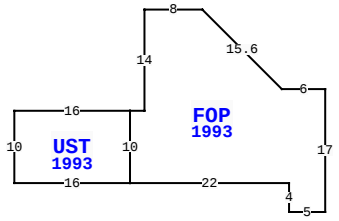
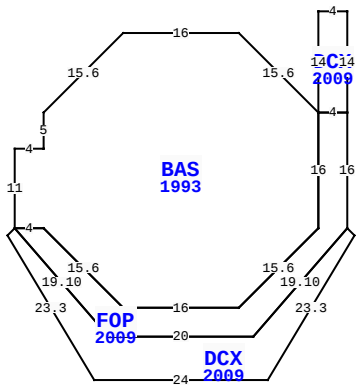
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	213,316
DCX	56	15	8	1,369
DCX	272	15	41	7,019
FOP	514	30	154	26,365
FOP	262	30	79	13,525
UST	160	45	72	12,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,600	131.9472	197.92	316,672	1977	1995	0	0	13.50	86.50

1 SFR CUST - 0% - 0 Heated Area: 1246 HX Base Yr



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	1,331.00	SF	6.50	6.50	100	1980
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1977
3	0810	CONCRETE A	0	0	0	50.00	SF	6.50	6.50	100	1977
4	0801	ASPHALT A	0	0	38	380.00	SF	3.00	3.00	100	1993

347 OCEAN AVE, FERNANDINA BEACH				BLD DATE	03/19/2015		KK	LGL DATE	05/22/2024	MLU
				XF DATE				LAND DATE		
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1, 331.00	SF	6.50	6.50	100	1980	1980	3	32.5	2, 812	
1.00	UT	2,000.00	2,000.00	100	1977	1977	3	40	800	
50.00	SF	6.50	6.50	100	1977	1977	3	28	91	
380.00	SF	3.00	3.00	100	1993	1993	3	50	570	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0002	R-2	75.00	100.00	75.00	FF	

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
16,000.00	16,000.00	1,200,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		273,921	
TOTAL MARKET OB/XF VALUE		4,273	
TOTAL LAND VALUE - MARKET		1,200,000	
TOTAL MARKET VALUE		1,478,194	
SOH/AGL Deduction		438,372	
ASSESSED VALUE		1,039,822	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,039,822	
TOTAL JUST VALUE		1,478,194	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,316,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091617	REMODEL	2,100	11/30/2009
20091464	REPAIR/RRF	9,000	10/27/2009
20091389	REPAIR/RRF	2,100	10/12/2009
20072231	H/AC	8,500	12/14/2007
20051110	REPAIR/RRF	3,000	01/25/2005
20021423	H/AC	1,000	08/20/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2272/1025	4/30/2019	WD	Q	I	01
GRANTOR: DUMAS KARL L & PAULA					
GRANTEE: BOURQUIN MARY K & M					
1074/1057	8/13/2002	WD	Q	I	
GRANTOR: CHERESKIN JAMES & BAR					
GRANTEE: MATOUSEK JASON ALLE					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W16 D11 L11 S5W4S11 DCX=[YR=2009] L1 D1 D20 R12 E24 R12 U20 U1 L1 L13 D15 W20 U15 L13 \$ FOP=[YR=2009] R13 D15 E20 U15 R13 N16 DCX=[YR=2009] N14W4S14E4S16 D11 L11 W16 L11 U11 W4\$E4 D11 R11 E16 R11 U11 N16 L11 U11 \$ PTR= S70 FOP=[YR=1993] E6 S17W5N4W22 UST=[YR=1993] W16N10E16 S10\$ N10E2 N14E8 D11 R11 \$ N70\$.											