

LOT 119 OF GA'S FDNA BEACH #1
S/D PBK 2/35 &
W 15FT OF LOT 120 OF GA'S FDNA

333 OCEAN LLC
872 MASSACHUSETTS AV #908
CAMBRIDGE, MA 02139

2024

00-00-31-134A-0119-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floo	12 HARDWOOD 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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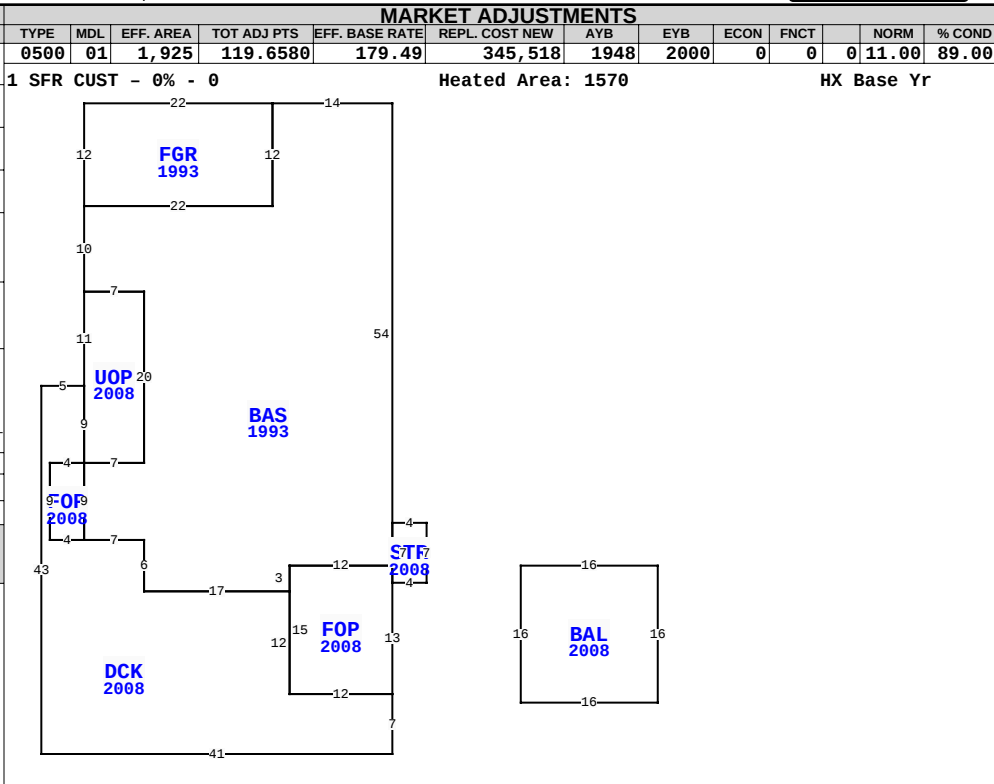
NEIGHBORHOOD/LOC	1050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	256	15	38	6,071
BAS	1,570	100	1,570	250,801
DCK	761	10	76	12,140
FGR	264	55	145	23,163
FOP	36	30	11	1,757
FOP	180	30	54	8,626
STR	28	10	3	479
UOP	140	20	28	4,473

TOTALS	3,235	1,925	307,511
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
3	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00
4	0820	WOOD WALK	0	0	18	3	54.00	SF	11.75
5	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50
6	0810	CONCRETE A	0	0	28	19	532.00	SF	6.50
7	0479	VF PICKET	0	0	0	0	142.00	LF	10.00
8	0476	VF 6 SBPL	0	0	0	0	153.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0002	R-2	75.00	115.00	75.00



333 OCEAN AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
3	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	89	890	
4	0820	WOOD WALK	0	0	18	3	54.00	SF	11.75	11.75	100	2008	2008	3	40	254	
5	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50	6.50	100	2008	2008	3	89	810	
6	0810	CONCRETE A	0	0	28	19	532.00	SF	6.50	6.50	100	2008	2008	3	89	3,078	
7	0479	VF PICKET	0	0	0	0	142.00	LF	10.00	10.00	100	2008	2008	3	74	1,051	
8	0476	VF 6 SBPL	0	0	0	0	153.00	LF	32.00	32.00	100	2008	2008	3	74	3,623	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0002	R-2	75.00	115.00	75.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			307,511
TOTAL MARKET OB/XF VALUE			13,276
TOTAL LAND VALUE - MARKET			1,020,000
TOTAL MARKET VALUE			1,340,787
SOH/AGL Deduction			263,263
ASSESSED VALUE			1,077,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,077,524
TOTAL JUST VALUE			1,340,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,199,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081541	OTHER	2,200	10/06/2008
20081406	XFOB	1,600	09/11/2008
20080567	XFOB	1,000	04/10/2008
20080511	H/AC	1,200	03/31/2008
20072077	REMODEL	3,500	11/09/2007
20071768	OTHER	650	09/18/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1197/0041	12/22/2003	WD	Q	I	
GRANTOR: EDWARDS SARA M					SALE PRICE
GRANTEE: 333 OCEAN LLC					552,000
GRANTOR: EDWARDS SARA M					
GRANTEE: 333 OCEAN LLC					
1161/0700	8/11/2003	WD	Q	I	
GRANTOR: BERNARD RUTHENE H					550,000
GRANTEE: EDWARDS SARA M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 FGR=[YR=1993] W22 S12 E22 N12 \$ S12 W22 S10 UOP=[YR=2008] S11 DCK=[YR=2008] W5S43E41N7 FOP=[YR=2008] N13 STR=[YR=2008] E4N7W4S7\$ N2 W12S15E12\$ W12N12 W17N6W7 FOP=[YR=2008] N9W4S9E4\$ W4N9E4N9\$ S9 E7N20W7\$ E7S20W7S9E7S6E17N3E12 N54\$ PTR=S54E15 BAL=[YR=2008] S16E16 N16W16\$ W15 N54\$.									