

LOT 11 (EX FRAC PT OR 449/109)
IN OR 2413/759
ESMT IN OR 466 PG 466

FTF INVESTMENTS LLC
3081 NE 210TH ST
AVENTURA, FL 33180

2024

00-00-31-1510-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	186,633
BAS	84	100	84	14,959
BAS	154	100	154	27,425
DCK	336	10	34	6,054
FGR	532	55	293	52,179
FOP	22	30	7	1,246
FUS	652	100	652	116,111
FUS	120	100	120	21,370
UOP	72	20	14	2,493
TOTALS	3,020		2,406	428,472

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0504
3	0300
4	0510
8	0820
9	0300
10	0303
11	0310
12	0317
13	0323

LAND DESCRIPTION	
L N	USE CODE
1	000116

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,406	126.7728	190.16	457,525	1987	2010	0	0	6.35	93.65
1 SFR CUST - 0% - 0 Heated Area: 2058 HX Base Yr											
2046 OAK MARSH DR, FERNANDINA BEACH											
BLD DATE: 03/18/2024 MLU											

TOTAL OB/XF											
63,447											
2046 OAK MARSH DR, FERNANDINA BEACH											
BLD DATE: 03/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		428,472	
TOTAL MARKET OB/XF VALUE		70,077	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,148,549	
SOH/AGL Deduction		224,717	
ASSESSED VALUE		923,832	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		923,832	
TOTAL JUST VALUE		1,148,549	
NCON VALUE		41,902	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		803,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222139	NEW DOCK	0	04/28/2022
20181610	REMODEL	15,000	05/11/2018
20110249	XFOB	8,000	02/22/2011
20070539	H/AC	5,000	04/04/2007
20051840	REPAIR/RRF	2,000	05/25/2005
20051638	REMODEL	1,000	04/20/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2413/0759	11/29/2020	WD Q	Q	I	01
GRANTOR: BANDY G MICHAEL & LYN					
GRANTEE: FTF INVESTMENTS LLC					
2135/0974	7/21/2017	WD Q	Q	I	01
GRANTOR: MORRIS ROSALIE J & NE					
GRANTEE: BANDY G MICHAEL & L					

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W8 BAS=[YR=2019] W8 DCK=[YR=2011] N14 W4 S4 W2 N7 W7 N5 W4 S5 W13 S6 BAS=[YR=2019] W14 S11 BAS=[YR=1993] S25 E14 UOP=[YR=1993] S3 E12 N6 W12 S3\$ N3 E12 S2 E12 N29 FOP=[YR=1993] N2 W11 S2 E11\$ W11 N2 W13 S7 W14\$E14 N11\$ S4 E24 S7 E6\$ W6 S6 E14 N6\$ S6 W14 S22 E22 N28\$ PTR= E15 FUS=[YR=1993] E14 N4 E24 S20 FUS=[YR=2019] S10 W12 N10 E12\$ W12 N2 W26 N14 \$ W15 \$.	

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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																						
14	0350	CARPORT WD	0	0	34	15		510.00	SF	13.00		13.00	100	2024	2023	100	6,630																					