

LOT 28  
IN OR 1833/99  
OCEAN CAY PB 6/166

STEVENS FMLY TRUST/STEVENS ANNE B TRUSTEE  
411 GEORGIA AV  
FERNANDINA BEACH, FL 32034

2024

00-00-31-152C-0028-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 80  |
| Exterior Wall            | 23 REINF CONC 20  |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 15 HARDTILE 30    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 1.5 100       |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1081.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,416            | 100         | 1,416        | 192,886              |
| FEP       | 160              | 80          | 128          | 17,436               |
| FGR       | 462              | 55          | 254          | 34,600               |
| FOP       | 38               | 30          | 11           | 1,498                |
| FSP       | 266              | 40          | 106          | 14,439               |
| FUS       | 893              | 100         | 893          | 121,644              |

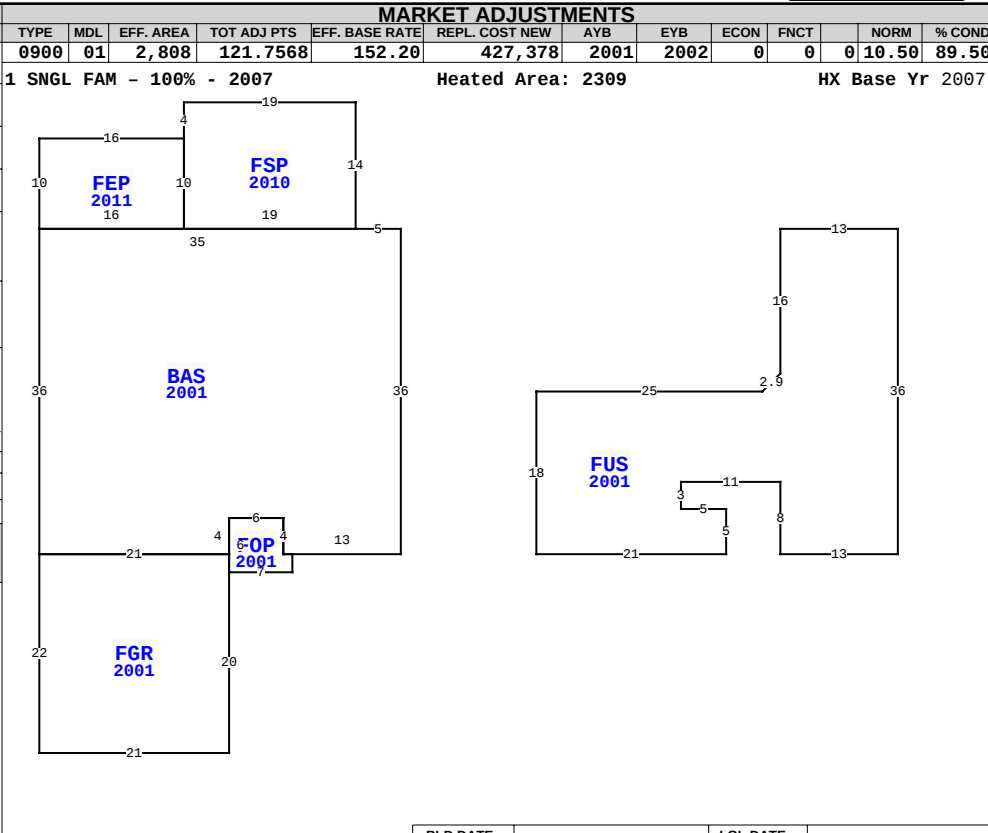
|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,235 | 2,808 | 382,503 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |

| 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  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2001    | 2001        | 3 | 85     | 2,975           |       |
| 2   | 1242       | WD DECK A   | 0 100   | 8  | 4  | 32.00  | SF | 15.00    | 15.00          | 100       | 2001    | 2001        | 3 | 20     | 96              |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 3  | 3  | 9.00   | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 80     | 47              |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 31 | 3  | 93.00  | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 80     | 484             |       |
| 5   | 0810       | CONCRETE A  | 0 100   | 35 | 16 | 560.00 | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 80     | 2,912           |       |

| LAND DESCRIPTION |             |     |                         |     |        |
|------------------|-------------|-----|-------------------------|-----|--------|
| L<br>N           | USE<br>CODE | CLS | LAND USE<br>DESCRIPTION | CAP | R<br>D |
| 1                | 000100      | C   | SFR                     | 100 | 000    |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |
|                  |             |     |                         |     |        |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 194,250 Market: 0 Agricultural: 0 Common: 194,250 PRINTED 08/06/2024 BY SYS



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 382,503     |        |
| TOTAL MARKET OB/XF VALUE  |  | 6,514       |        |
| TOTAL LAND VALUE - MARKET |  | 194,250     |        |
| TOTAL MARKET VALUE        |  | 583,267     |        |
| SOH/AGL Deduction         |  | 269,565     |        |
| ASSESSED VALUE            |  | 313,702     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 263,702     |        |
| TOTAL JUST VALUE          |  | 583,267     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 566,293     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20100732   | ELEC OTHER  | 500     | 05/04/2010 |
| 20100469   | ADDITION    | 4,000   | 03/19/2010 |
| 20012009   | NEW CONSTR  | 65      | 09/10/2001 |
| 2002462    | NEW CONSTR  | 146,500 | 03/16/2000 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1833/0099                      | 12/14/2012 | QC           | U      | I      | 11        | 100           |
| GRANTOR: STEVENS ANNE B & RAND |            |              |        |        |           |               |
| GRANTEE: STEVENS ANNE B & RA   |            |              |        |        |           |               |
| 1833/0097                      | 12/14/2012 | QC           | U      | I      | 11        | 100           |
| GRANTOR: STEVENS ANNE B & RAND |            |              |        |        |           |               |
| GRANTEE: STEVENS ANNE B & RA   |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2001] W5 FSP=[YR=2010] N14W19S4 FEP=[YR=2011] W16 S10 E16N10S\$10E19 \$ W35 S36 FGR=[YR=2001] S22E21 N20 FOP=[YR=2001] E7 N2 W1 N4 W6 S6 \$ N2 W21 \$ E21 N4 E6 S4 E13 N36 \$ PTR= E15S18 FUS=[YR=2001] E25 U2 R2 N16 E13 S36 W13 N8 W11 S3 E5 S5 W21 N18 \$N18W15 \$ . |  |