

PT BLKS 16,17 & ABANDONED R/W
IN OR 2654/1023
OCEAN CITY DBK U/384

HAMZIANPOUR MOHAMMAD/DOUBELL SONIA
1050 JEAN LAFITTE BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0017-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

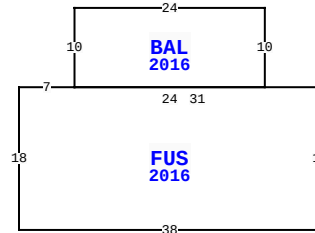
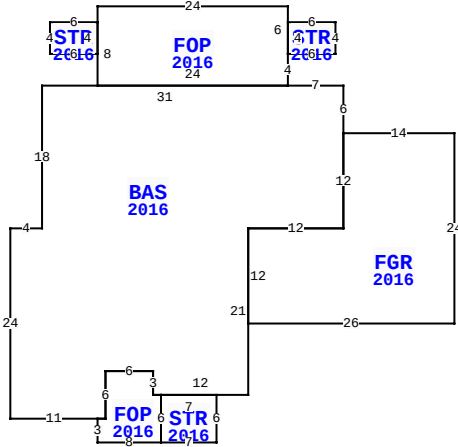
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	36	8,050
BAS	1,332	100	1,332	297,841
FGR	480	55	264	59,031
FOP	63	30	19	4,249
FOP	240	30	72	16,099
FUS	684	100	684	152,946
STR	24	10	2	447
STR	24	10	2	447
STR	42	10	4	894
TOTALS	3,129		2,415	540,005

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,944.00	SF	4.00	4.00	100	2016
2	0812	CONCRETE C	0 100	0	0	1,740.00	SF	4.00	4.00	100	2014
3	0811	CONCRETE B	0 100	0	0	678.00	SF	5.20	5.20	100	2016
4	0810	CONCRETE A	0 100	0	0	238.00	SF	6.50	6.50	100	2016
5	0830	FLAGSTONE	0 100	0	0	51.00	SF	12.00	12.00	100	2016
6	0820	WOOD WALK	0 100	243	3	729.00	SF	23.50	23.50	100	2016

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	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	1.00
2	009640	C	HDWD	100		R-1	0.00	0.00	1.03	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,415	153.6797	230.52	556,706	2016	2016	0	0	3.00	97.00
1 SFR CUST - 100% - 2024				Heated Area: 2016				HX Base Yr 2024			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			540,005
TOTAL MARKET OB/XF VALUE			33,311
TOTAL LAND VALUE - MARKET			250,180
TOTAL MARKET VALUE			823,496
SOH/AGL Deduction			0
ASSESSED VALUE			823,496
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			773,496
TOTAL JUST VALUE			823,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			780,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150563	CO ISSUED	0	06/27/2016
20151803	BOARDWALK	3,500	08/01/2015
20150563	NEW CONSTR	321,000	03/17/2015
20132724	DRIVEWAY	0	12/03/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2654/1023	7/17/2023	WD U	I	37	
GRANTOR: OURMAZD NOUSHIN					
GRANTEE: HAMZIANPOUR MOHAMMA					
2291/1327	6/25/2019	SW U	I	11	100
GRANTOR: FORRESTEL PAUL M					
GRANTEE: OURMAZD NOUSHIN					

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2016] W14 BAS=[YR=2016] N6 W7 FOP=[YR=2016] N4 STR=[YR=2016] E6 N4 W6 S4 \$ N6 W24 S2 STR=[YR=2016] W6 S4 E6 N4\$ S8 E24\$ W31 S18 W4 S24 E11 FOP=[YR=2016] S3 E8 STR=[YR=2016] E7 N6 W7 S6\$ N6 W1 N3 W6 S6 W1\$ E1 N6 E6 S3 E12 N21 E12 N12\$ S12 W12 S12 E26 N24\$ PTR=E20 FUS=[YR=2016] E7 BAL=[YR=2016] N10 E24 S10 W24\$ E31 S18 W38 N18\$ W20\$.											

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1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	1.00
2	009640	C	HDWD	100		R-1	0.00	0.00	1.03	AC	1.00