LOT 1
IN OR 373 PG 642
OCEANSIDE SUB PB 4/68

BROWN JULIET
2865 OCEAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

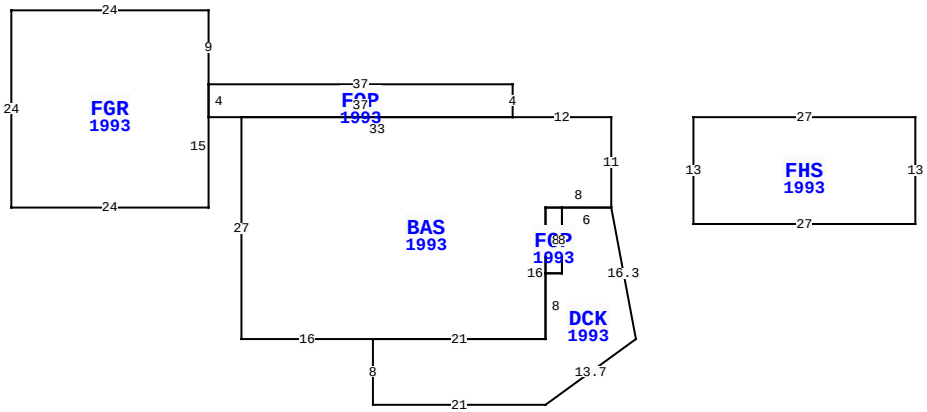
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100	1,087	102,987
DCK	348	10	35	3,316
FGR	576	55	317	30,034
FHS	351	30	105	9,948
FOP	16	30	5	474
FOP	148	30	44	4,169
TOTALS	2,526		1,593	150,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,593	120.1560	114.15	181,841	1983	1983	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1192 HX Base Yr



2865 OCEAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,928
TOTAL MARKET OB/XF VALUE		4,210
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		355,138
SOH/AGL Deduction		223,994
ASSESSED VALUE		131,144
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		26,144
TOTAL JUST VALUE		355,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131300	REPSIDE	2,500	06/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0274/0107	9/01/1978	WD	Q	V		8,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N4 W37 FGR=[YR=1993] N9 W24 S24 E24 N15$ S4 E37$ W33 S27 E16 DCK=[YR=1993] S8E21 U8 R11 U16 L3 W6 FOP=[YR=1993] W2S8 E2N8$ S8 W2 S8 W21 $ E21 N16 E8 N11 $ PTR=E10 FHS=[YR=1993] E27 S13 W27 N13$ W10$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	100	1983	1983	3	41	1,637	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	0825	BRICK	0	100	0	0	60.00	SF	12.50	12.50	100	1995	1995	3	91	683	

LAND DESCRIPTION

TOTAL OB/XF 4,210

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS