LOT 2
OCEANSIDE SUB PB 4/68

FISCHER NATHALIE
2855 OCEAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0002-0000

BUILDING CHARACTERISTICS

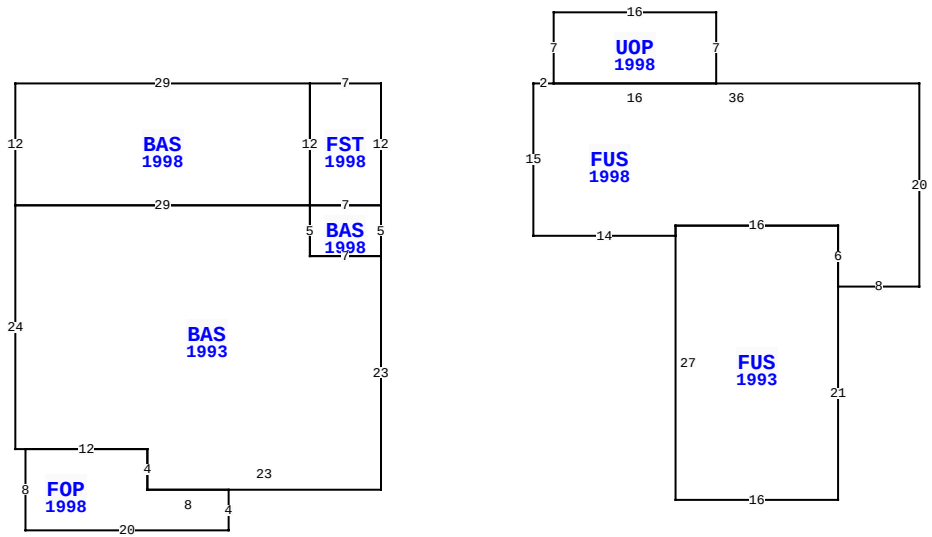
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
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	921	100	921	120,740
BAS	35	100	35	4,589
BAS	348	100	348	45,622
FOP	128	30	38	4,982
FST	84	55	46	6,031
FUS	432	100	432	56,633
FUS	594	100	594	77,872
UOP	112	20	22	2,884
TOTALS	2,654		2,436	319,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	2,436	157.8016	149.91	365,181	1987	1997	0	0	0	12.55	87.45

1 SINGLE FAM – 100% - 2017 Heated Area: 2330 HX Base Yr 2017



2855 OCEAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,351
TOTAL MARKET OB/XF VALUE		5,144
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		524,495
SOH/AGL Deduction		208,538
ASSESSED VALUE		315,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,957
TOTAL JUST VALUE		524,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121016	PODS STORAGE	0	06/06/2012
B991761	REPAIR/RRF	1,800	12/09/1999
B984131	REMODEL	500	08/06/1998
B983683	ADDITION	40,000	05/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/1217	10/10/2023	QC	U	I	11	100
GRANTOR: FISCHER PASCAL ALAIN						
GRANTEE: FISCHER NATHALIE						
2054/0055	6/17/2016	WD	Q	I	01	358,000
GRANTOR: PETERS ROBERT L JR &						
GRANTEE: FISCHER PASCAL ALAI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1998] W7 BAS=[YR=1998] W29 S12 BAS=[YR=1993] S24 E1
FOP=[YR=1998] S8 E20 N4 W8 N4 W12$ E12 S4 E23 N23
BAS=[YR=1998] N5 W7 S5 E7$ W7 N5 W29 $ E29 N12$ S12 E7 N12$
PTR=E15 FUS=[YR=1998] E2 UOP=[YR=1998] N7 E16 S7 W16$ E36 S20
W8 FUS=[YR=1993] S21 W16 N27 E16 S6$ N6 W16 S1 W14 N15$ W15$.

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	0810	CONCRETE A	0	100	48	16	767.00	SF	6.50	6.50	100	1987	1987	3	52	2,592	
2	1242	WD DECK A	0	100	11	12	132.00	SF	10.00	10.00	100	1987	1987	3	20	264	
3	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2004	2004	3	84	1,878	
4	0479	VF PICKET	0	100	0	0	64.00	LF	10.00	10.00	100	2004	2004	3	64	410	

LAND DESCRIPTION

TOTAL OB/XF 5,144

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