N27.97' OF LOT 3
IN OR 1199/1804
OCEANSIDE SUB PB 4/68

CARGILL DEBRA E
2845 OCEAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0003-0010

BUILDING CHARACTERISTICS

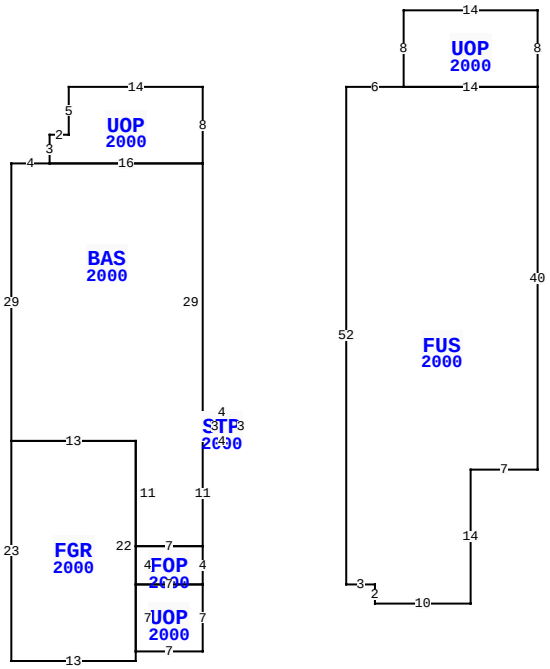
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	657	100	657	63,166
FGR	299	55	164	15,767
FOP	28	30	8	769
FUS	976	100	976	93,835
STP	12	10	1	96
UOP	49	20	10	961
UOP	112	20	22	2,115
UOP	118	20	24	2,308
TOTALS	2,251		1,862	179,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,862	114.0300	108.33	201,710	2000	2000	0	0	0	11.25	88.75

1 TOWNHOUSE - 100% - 2004 Heated Area: 1633 HX Base Yr 2004



2845 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		179,018
TOTAL MARKET OB/XF VALUE		2,665
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		341,683
SOH/AGL Deduction		135,534
ASSESSED VALUE		206,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,149
TOTAL JUST VALUE		341,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/1804	1/07/2004	WD	U	I	21	195,000
GRANTOR: GREEN HENRY B JR						
GRANTEE: CARGILL DEBRA E						
0918/0266	2/03/2000	WD	Q	I		155,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: GREEN HENRY B JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W14 S5 W2 S3 BAS=[YR=2000] W4 S29 FGR=[YR=2000] S23 E13 N1 UOP=[YR=2000] E7 N7 FOP=[YR=2000] N4 W7 S4 E7$ W7 S7$ N22 W13$ E13 S11 E7 N11 STP=[YR=2000] E4 N3 W4 S3$ N29 W16$ E16 N8$ PTR=E15 FUS=[YR=2000] E6 UOP=[YR=2000] N8 E14 S8 W14$ E14 S40 W7 S14 W10 N2 W3 N52$ 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	0	0	468.00	SF	6.50	6.50	100	2000	2000	3	79	2,403	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2000	2000	3	79	216	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	79	46	

LAND DESCRIPTION

TOTAL OB/XF 2,665

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	27.00	115.00	1.00	LT		1.00	1.00	0.80	200,000.00	160,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS