

S 31.97' OF LOT 3
OCEANSIDE SUB PB 4/68

THOMPSON G DELL L/E/
2847 OCEAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0003-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2												
Exterior Wall	10	ABOVE AVG 100	0320	01	2,110	117.9234	112.03	236,383	2000	2000	0	0	0	11.00	89.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2008														Heated Area: 1800											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2008											
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		3 100																										
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																								
BAL	128	15	19	1,895																								
BAS	693	100	693	69,097																								
FGR	441	55	243	24,228																								
FOP	32	30	10	997																								
FUS	1,107	100	1,107	110,375																								
UOP	24	20	5	498																								
UOP	166	20	33	3,290																								
TOTALS			2,591	2,110	210,381																							
EXTRA FEATURES					2847 OCEAN DR, FERNANDINA BEACH																							
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	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	2000	2000	3	79	2,999												
2	0810	CONCRETE A	0	100	0	0	83.00	SF	6.50	6.50	100	2000	2000	3	79	426												
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	79	46												
4	1242	WD DECK A	0	100	10	3	30.00	SF	10.00	10.00	100	2000	2000	3	20	60												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	31.00	115.00	1.00	LT		1.00	1.00	0.80	200,000.00	160,000.00	160,000											
REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS																												