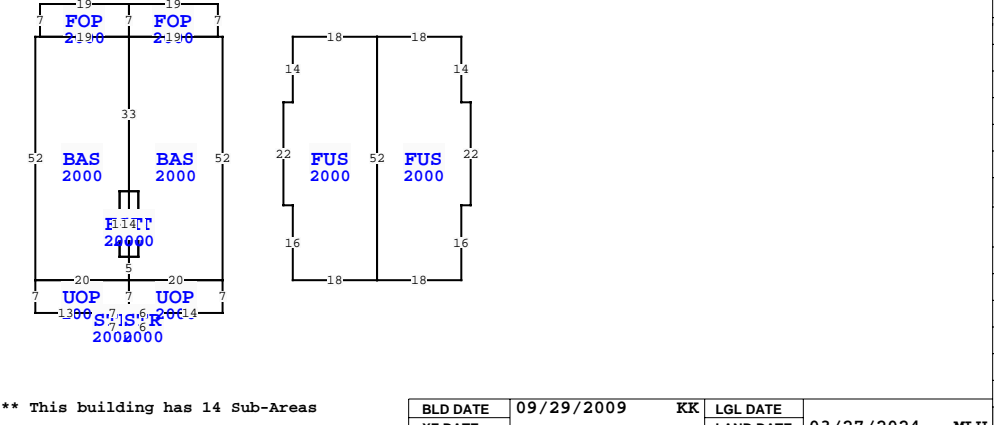


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	07 GAMBREL 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	8 100
Bathrooms	7 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2700	01	5,298	115.9095	144.89	767,627	2000	2000	0	0	0	11.50	88.50		
1 DUPLEX - 0% - 0 Heated Area: 3984 HX Base Yr														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		679,350	
TOTAL MARKET OB/XF VALUE		23,131	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		902,481	
SOH/AGL Deduction		242,814	
ASSESSED VALUE		659,667	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		659,667	
TOTAL JUST VALUE		902,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		850,168	

Quality	04 Quality Level 04			
DOR CODE	0800 MULTI-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	1,012	100	1,012	129,767
BAS	1,012	100	1,012	129,767
FGR	1,040	55	572	73,346
FGR	1,040	55	572	73,346
FOP	133	30	40	5,129
FOP	133	30	40	5,129
FST	28	55	15	1,923
FST	28	55	15	1,923
FUS	980	100	980	125,663
FUS	980	100	980	125,663
TOTALS	6,705		5,298	679,350



PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002839	REMODEL	1,000	05/01/2000
B991548	NEW CONSTR	268,236	11/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/0837	12/20/2017	WD	U	I	11	100
GRANTOR: MOONEY WILLIAM						
GRANTEE: MOONEY WILLIAM L/E						
0840/0222	7/07/1998	WD	Q	V		25,500
GRANTOR: CRISLIP STEPHEN C & D						
GRANTEE: MOONEY WILLIAM						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	0	0	0	3,589.00	SF	6.50	6.50	100	2000	2000	3	79	18,430	
2	0810	CONCRETE A	0	0	0	0	162.00	SF	6.50	6.50	100	2000	2000	3	79	832	
3	1123	CB 8"	0	0	0	0	773.00	SF	6.15	6.15	100	2000	2000	3	79	3,756	
4	1076	TRELLIS A	0	0	10	6	60.00	SF	7.50	7.50	100	2000	2000	3	25	113	

** This building has 14 Sub-Areas														BLD DATE	09/29/2009	KK	LGL DATE		
2815 OCEAN DR A&B, FERNANDINA BEACH														XF DATE			LAND DATE	03/27/2024	MLU
														INC DATE			AG DATE		

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2000] W1 FOP=[YR=2000] N7 W19 FOP=[YR=2000] W19 S7													
BAS=[YR=2000] W1 S52 UOP=[YR=2000] S7 E13 STR=[YR=2000] S3													
E7 STR=[YR=2000] E6 N3 UOP=[YR=2000] E14 N7 W20 S7 E6 \$ W6													
S3 \$ N3 W7 \$ E7 N7 W20 \$ E20 N5 FST=[YR=2000] E2 N14 W2													
FST=[YR=2000] W2 S14 E2 N14 \$ S14 \$ W2 N14 E2 N33 W19 \$ E19													
N7 \$ S7 E19 \$ W19 S33 E2 S14 W2 S5 E20 N52 \$ PTR= N25													
FGR=[YR=2000] N52 W20 FGR=[YR=2000] W20 S52 E20 N52 \$ S52													
E20 \$ S25 \$ PTR= E15 FUS=[YR=2000] E18 FUS=[YR=2000] E18													
S14 E2 S22 W2 S16 W18 N52 \$ S52 W18 N16 W2 N22 E2 N14 \$ W15 \$													

LAND DESCRIPTION														TOTAL OB/XF													
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	000800	C	MULTI-FAM	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000										