LOT 9
IN OR 582/931 & OR 667/1798
CASE #95-204-CA

LESLIE-SESSIONS CHRISTINE
2767 OCEAN DR
FERNANDINA BEACH, FL 32034-2301

2024

00-00-31-1550-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

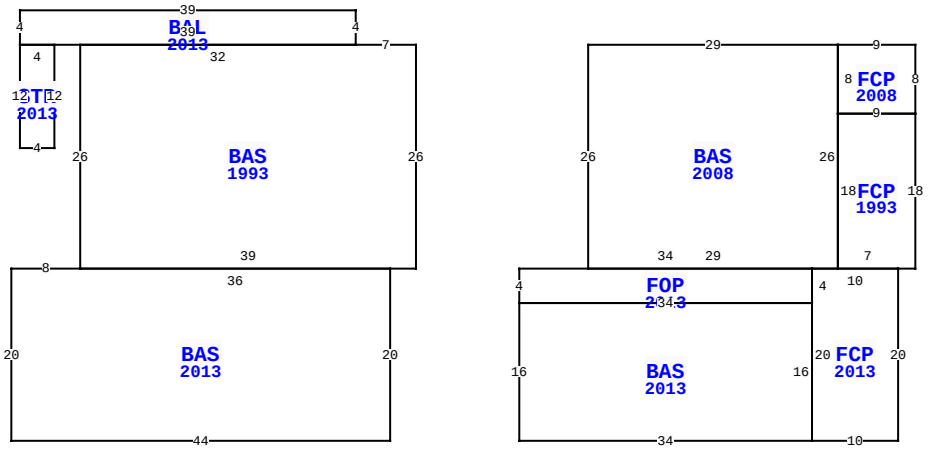
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	156	15	23	2,038
BAS	1,014	100	1,014	89,871
BAS	754	100	754	66,827
BAS	544	100	544	48,215
BAS	880	100	880	77,994
FCP	162	25	40	3,545
FCP	72	25	18	1,596
FCP	200	25	50	4,432
FOP	136	30	41	3,634
STR	48	10	5	444
TOTALS	3,966		3,369	298,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,369	108.1000	102.70	345,996	1982	1995	0	0	0	13.70	86.30

1 SINGLE FAM – 100% - 2013 Heated Area: 3192 HX Base Yr 2013



2767 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		298,595
TOTAL MARKET OB/XF VALUE		7,288
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		505,883
SOH/AGL Deduction		220,268
ASSESSED VALUE		285,615
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		230,615
TOTAL JUST VALUE		505,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121581	HVAC	5,525	08/06/2012
20121557	WIRING	2,000	08/01/2012
20121326	NEW FIXT	4,500	07/05/2012
20121157	1047 SF ADD	108,804	06/15/2012
20121158	ROOF	2,000	06/15/2012
20120890	REPL SOME DECK	2,500	05/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0667/1798	10/06/1992	QC	U	I	01	100
GRANTOR: WOODS ROY A						
GRANTEE: WOODS CHRISTINE						
0582/0931	10/31/1989	WD	Q	I		70,900
GRANTOR: RYAN GERALD & JILL H						
GRANTEE: WOODS ROY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAL=[YR=2013] N4 W39 S4 STR=[YR=2013] S12 E4 N12 W4$ E39$ W32 S26 BAS=[YR=2013] W8 S20 E44 N20 W36$ E39 N26$ PTR=E20 BAS=[YR=2008] E29FCP=[YR=2008] E9 S8 FCP=[YR=1993] S18 W2 FCP=[YR=2013] S20 W10 BAS=[YR=2013] W34 N16 FOP=[YR=2013] N4 E34 S4 W34$ E34 S16$ N20 E10$ W7 N18 E9$ W9 N8 $ S26 W29 N26$ W20$.

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	0	0	523.00	SF	5.20	5.20	100	1993	1993	3	66	1,795	
2	0811	CONCRETE B	0	100	0	0	216.00	SF	5.20	5.20	100	1993	1993	3	66	741	
3	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	2013	2013	3	94	1,381	
4	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2013	2013	3	94	3,251	
5	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2013	2013	3	60	120	

LAND DESCRIPTION

TOTAL OB/XF 7,288

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS