

LOT 12
IN OR 2115/1559
OCEANSIDE SUB PB 4/68

HAYS MICHAEL E & JUDY W
11869 HIDDEN HILLS DR
JACKSONVILLE, FL 32225

2024

00-00-31-1550-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	122,853
FOP	96	30	29	3,479
FUS	1,024	100	1,024	122,853
PTO	160	5	8	960
PTO	165	5	8	960
STP	12	10	1	120

TOTALS	2,481		2,094	251,224
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	154.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	0	34	28	952.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT	

REVIEW DATE	04/09/2024	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,094	113.5820	141.98	297,306	1986	1992	0	0	15.50	84.50
1 DUPLEX - 0% - 0											
Heated Area: 2048											
HX Base Yr											

2743 OCEAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/27/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	102.00	SF	6.50	6.50	100	1986	1986	3	49.5	328	
2	0810	CONCRETE A	0	0	0	0	154.00	SF	6.50	6.50	100	1995	1995	3	70	701	
3	0812	CONCRETE C	0	0	34	28	952.00	SF	4.00	4.00	100	1986	1986	3	49.5	1,885	

TOTAL OB/XF											
2,914											

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		251,224	
TOTAL MARKET OB/XF VALUE		2,914	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		454,138	
SOH/AGL Deduction		122,694	
ASSESSED VALUE		331,444	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		331,444	
TOTAL JUST VALUE		454,138	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091119	H/AC	3,000	08/25/2009
20080707	REPAIR/RRF	1,300	04/29/2008
3695B	N/A	53,000	05/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2115/1559	4/14/2017	QC	U	I	11	100	
GRANTOR: HAYS FAMILY TRUST							
GRANTEE: HAYS MICHAEL E & JU							
1819/0906	8/21/2012	QC	U	I	11	100	
GRANTOR: HAYS MICHAEL EUGENE &							
GRANTEE: HAYS MICHAEL E & JU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W16 S10 BAS=[YR=1993] S6 W5 PTO=[YR=1993] N7 E4 N6 W14 S2 W1 S11 E11 \$ W11 S32 E16 FOP=[YR=1993] E6 STP=[YR=1993] S3 E4 N3 W4 \$ E10 N6 W16 S6 \$ N6 E16 N32 W16 \$ E16 N10 \$ PTR= E15 FUS=[YR=1993] E16 N6 E16 S32 W16 S6 W16 N32 \$ W15 \$.											