

O'CONNELL JANICE REVOC LVG TRUST/O'CONNELL JANICE
4035 DUNEWOOD PLACE
FERNANDINA BEACH, FL 32034

00-00-31-1550-0013-0000



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	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 50		2700	01	2,104	112.1610	140.20	294,981	1987	1987		0	0	0	17.13	82.87	VALUATION BY					STANDARD															
Exterior Wall		17	CB STUCCO 50		1 DUPLEX - 0% - 0															Heated Area: 2080					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structure		03	GABLE/HIP 100		BAS 1993 FOP 1993 FUS 1993															BUILDING MARKET VALUE					244,451														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					3,655														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					200,000														
Interior Floor		14	CARPET 100																	TOTAL MARKET VALUE					448,106														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					121,469														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					326,637														
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					0														
Bathrooms			3 100																	BASE TAXABLE VALUE					326,637														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					448,106														
Stories		2.	2. 100																	NCON VALUE					0														
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE					413,098																													
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		1,024	100	1,024	118,972																																		
FOP		80	30	24	2,789																																		
FUS		1,056	100	1,056	122,690																																		
TOTALS		2,160		2,104	244,451																																		
EXTRA FEATURES					2727 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	0811	CONCRETE B	0	0	36	20	640.00	SF	5.20	5.20	100	1987	1987	3	52	1,731																							
2	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50	100	1987	1987	3	52	243																							
3	0820	WOOD WALK	0	0	54	4	216.00	SF	11.75	11.75	100	1995	1995	3	40	1,015																							
4	1242	WD DECK A	0	0	0	0	148.00	SF	10.00	10.00	100	2010	2010	3	45	666																							
LAND DESCRIPTION					TOTAL OB/XF															3,655																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																						