LOT 20
OCEANSIDE SUB PB 4/68

PERDOMO MARCELO
18508 IBEX AVE
ARTESIA, CA 90701

2024

00-00-31-1550-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

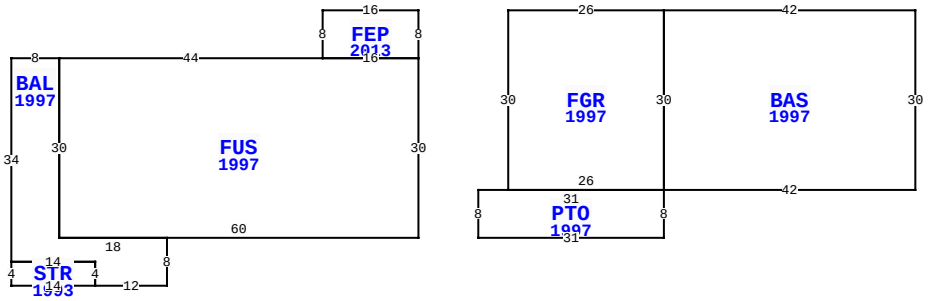
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	392	15	59	6,913
BAS	1,260	100	1,260	147,628
FEP	128	80	102	11,951
FGR	780	55	429	50,264
FUS	1,800	100	1,800	210,897
PTO	248	5	12	1,406
STR	56	10	6	703
TOTALS	4,664		3,668	429,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,668	102.7215	128.40	470,971	1997	2005	0	0	0	8.75	91.25

1 SNGL FAM – 0% - 0 Heated Area: 3060 HX Base Yr



2696 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	429,761
TOTAL MARKET OB/XF VALUE	6,594
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	636,355
SOH/AGL Deduction	80,327
ASSESSED VALUE	556,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,028
TOTAL JUST VALUE	636,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	592,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131559	REPAIR/RRF	12,635	07/05/2013
20130483	REMODEL	9,190	03/08/2013
20100421	OTHER	400	03/10/2010
20100107	OTHER	695	01/21/2010
20091561	XFOB	200	11/17/2009
B9610214	NEW CONSTR	154,099	12/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0788	10/13/2020	WD	Q	I	01	532,500
GRANTOR: SOLOMON JOSEPH S & MA						
GRANTEE: PERDOMO MARCELO						
1959/0142	1/14/2015	WD	Q	I	01	400,000
GRANTOR: RUBINO LIVING TRUST						
GRANTEE: SOLOMON JOSEPH S &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W16 S8 FUS=[YR=1997] W44 BAL=[YR=1997] W8 S34 STR=[YR=1993] S4E14N4 W14$ E14 S4 E12 N8 W18 N30$ S30 E60 N30 W16$ E16 N8$ PTR= E15 FGR=[YR=1997] E26 BAS=[YR=1997] E42 S30 W42 PTO=[YR=1997] S8W31 N8 E31$ N30$ S30 W26 N30$ W15$.

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	0812	CONCRETE C	0	0	0	0	1,280.00	SF	4.00	4.00	100	1997	1997	3	73	3,738	
2	0911	SCRN RM A	0	0	8	34	272.00	SF	17.50	17.50	100	2013	2013	3	60	2,856	

LAND DESCRIPTION

TOTAL OB/XF 6,594

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	0		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 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS