NLY 29.80FT LOT 24
IN OR 2517/1029
OCEANSIDE SUB PB 4/68

BURTON SANDRA A
7127 BURWAY DR
ORLANDO, FL 32819

2024

00-00-31-1550-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

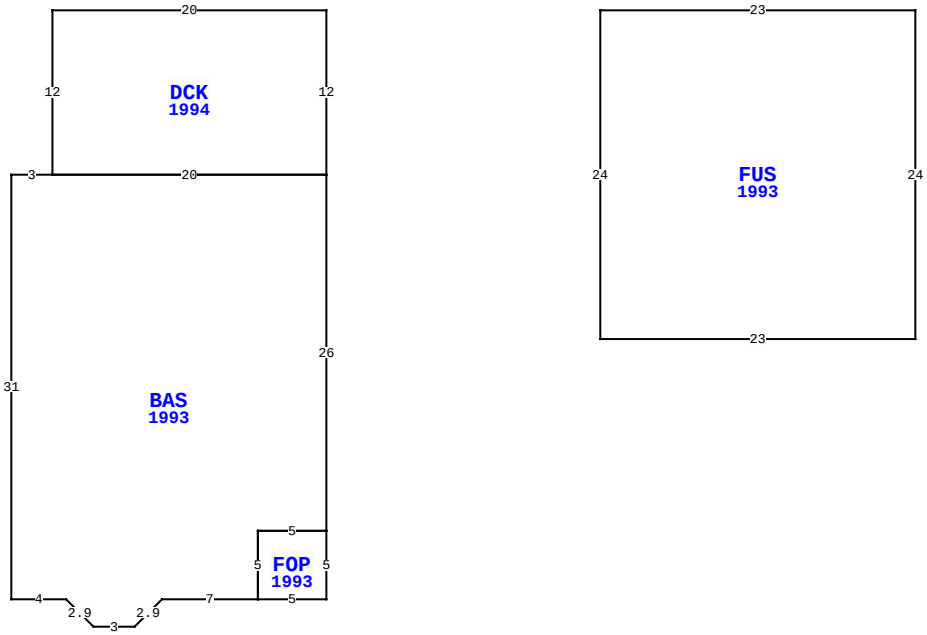
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	698	100	698	70,701
DCK	240	10	24	2,431
FOP	25	30	8	810
FUS	552	100	552	55,912
TOTALS	1,515		1,282	129,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,282	119.8050	113.81	145,904	1991	2001	0	0	0	11.00	89.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1250 HX Base Yr



2734 OCEAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,855
TOTAL MARKET OB/XF VALUE	2,083
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	291,938
SOH/AGL Deduction	0
ASSESSED VALUE	291,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,938
TOTAL JUST VALUE	291,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0140676	SCRNRM	9,438	04/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2517/1029	11/01/2021	WD	Q	I	01	300,000
GRANTOR: WRIGHT TERRY A						
GRANTEE: BURTON SANDRA A						
2343/0114	2/23/2020	WD	Q	I	02	215,000
GRANTOR: FLEMING EDGAR D SR RE						
GRANTEE: WRIGHT TERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W20 S12 BAS=[YR=1993] W3 S31 E4 D2 R2 E3 U2 R2 E7 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 N26 W20$ E20 N12$PTR= E20 FUS=[YR=1993] E23 S24 W23 N24$ 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	0	30	3	90.00	SF	5.20	5.20	100	1986	1986	3	49.5	232	
2	0811	CONCRETE B	0	0	27	18	486.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,251	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1988	1988	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 2,083

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	30.00	105.00	1.00	LT		1.00	1.00	0.80	200,000.00	160,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS