LOT 26-A
IN OR 2116/1328
DECLARATION OF COVNT & RSTRCT

WEBB BRITTANY MARIE
2754-A OCEAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0026-00A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

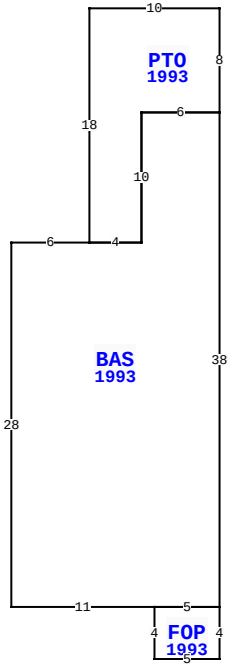
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	

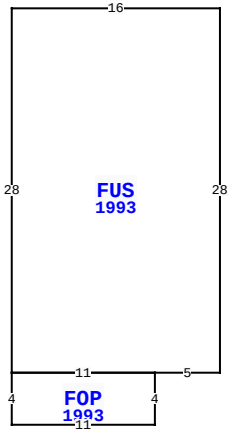
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	508	100	508	45,971
FOP	20	30	6	543
FOP	44	30	13	1,176
FUS	448	100	448	40,541
PTO	120	5	6	543
TOTALS	1,140		981	88,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	981	117.6000	111.72	109,597	1980	1985	0	0	0	19.00	81.00

1 TOWNHOUSE – 0% - 2018 Heated Area: 956 HX Base Yr 2018





2754-A 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		88,774
TOTAL MARKET OB/XF VALUE		1,784
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		250,558
SOH/AGL Deduction		70,792
ASSESSED VALUE		179,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,766
TOTAL JUST VALUE		250,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061825	REPAIR/RRF	6,795	07/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/1328	4/27/2017	WD	U	I	37	75,000
GRANTOR: COURSON CARMEN H						
GRANTEE: WEBB BRITTANY MARIE						
1132/0656	4/24/2003	WD	Q	I		98,000
GRANTOR: BEASLEY WALLACE R JR						
GRANTEE: COURSON DALE E & CA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 S18 BAS=[YR=1993] W6 S28 E11 FOP=[YR=1993] S4 E5 N4 W5 $ E5 N38 W6 S10 W4 $ E4 N10 E6 N8 $ PTR= E15 FUS=[YR=1993] E16 S28 W5 FOP=[YR=1993] S4 W11 N4 E11 $ W11 N28 $ 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	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1980	1980	3	32.5	57	
2	0810	CONCRETE A	0	100	27	15	405.00	SF	6.50	6.50	100	1980	1980	3	32.5	856	
3	1242	WD DECK A	0	100	0	0	281.00	SF	10.00	10.00	100	2007	2007	3	31	871	

LAND DESCRIPTION

TOTAL OB/XF 1,784

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	28.00	108.00	1.00	LT		1.00	1.00	0.80	200,000.00	160,000.00	160,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS