

LOT 27
IN OR 1946/1662
OCEANSIDE SUB PB 4/68

WYLER ANDREAS & DONATA
2764 OCEAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0027-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	50
Interior Floo	14	CARPET	50
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
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,256	100	1,256
FGR	544	55	299
FOP	32	30	10
FOP	32	30	10
FOP	120	30	36
FUS	1,352	100	1,352
PTO	200	5	10
TOTALS	3,536		2,973
SUBAREA MARKET VALUE		387,896	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	- 0%	- 0		430,996	1998	2003	0	0	10.00	90.00

Heated Area: 2608 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		387,896
TOTAL MARKET OB/XF VALUE		5,285
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		593,181
SOH/AGL Deduction		161,957
ASSESSED VALUE		431,224
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		431,224
TOTAL JUST VALUE		593,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710471	NEW CONSTR	134,260	05/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1946/1662	10/17/2014	TD	Q	I	01	335,000
GRANTOR: BARNES FRED S & JOYCE						
GRANTEE: WYLER ANDREAS & DON						
0716/1717	10/26/1994	WD	Q	V		27,100
GRANTOR: TROTMAN JOHN LEE & AN						
GRANTEE: BARNES FRED S & JOY						

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	884.00	SF	6.50	6.50	100	1998	1998	3	75	4,310	
2	0810	CONCRETE A	0	0	0	200.00	SF	6.50	6.50	100	1998	1998	3	75	975	

BLD DATE		LGL DATE	
03/27/2024	MLU		

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>PTO=[YR=1998] W40 S5 FOP=[YR=1998] S3 BAS=[YR=1998] S33 FOP=[YR=1998] S4 E8 FGR=[YR=1998] S16 E24 N16 FOP=[YR=1998] E8 N4 W8 S4 \$ N5 W2 N2 W20 S2 W2 S5\$ N4 W8 \$ E8 N1 E2 N2 E20 S2 E2 S1 E8 N33 W40 \$ E40 N3 W40 \$ E40 N5 \$ PTR= E15 FUS=[YR=1998] E40 S22 W4 N1 W4 S21 W24 N21 W4 S1 W4 N22 \$ W15 \$.</p>	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							