



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100	1,663	204,381
FGR	420	55	231	28,390
FOP	39	30	12	1,475
FSP	98	40	39	4,793
USP	112	30	34	4,179
TOTALS	2,332		1,979	243,218

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3
2	0811	CONCRETE B	0 100	0	0	681.00	SF	5.20	5.20	100	1994	1994	3
3	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3
4	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	2004	2004	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,979	122.1374	152.67	302,134	1994	1994	0	0	0	19.50	80.50	
1 SNGL FAM - 100% - 1999 Heated Area: 1663 HX Base Yr 1999													
2809 OCEAN MIST DR, FERNANDINA BEACH													
BLD DATE 03/20/2014 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		243,218	
TOTAL MARKET OB/XF VALUE		5,830	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		524,048	
SOH/AGL Deduction		312,724	
ASSESSED VALUE		211,324	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		161,324	
TOTAL JUST VALUE		524,048	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8318	NEW CONSTR	54,005	05/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/358	5/22/2024	LE U	I	I	11	100
GRANTOR: JAMES DAVID E & SUSAN						
GRANTEE: JAMES DAVID MANLEY						
0836/0534	6/04/1998	WD Q	I			150,000
GRANTOR: KING KYLE W						
GRANTEE: JAMES DAVID E & SUS						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1994] W20 FSP=[YR=1994] N7 USP=[YR=2013] N8 W14 S8 E14\$ W14 S7 E14\$ W14 N4 W9 S4 W12 S11 W1 S15 E1 S12 E12 N5 E7 FOP=[YR=1994] S4 E9 N4 W3 N1 W3 S1 W3\$ E3 N1 E3 S1 E10 FGR=[YR=1994] S8 E20 N21 W20 S13\$ N13 E20 N20\$.													