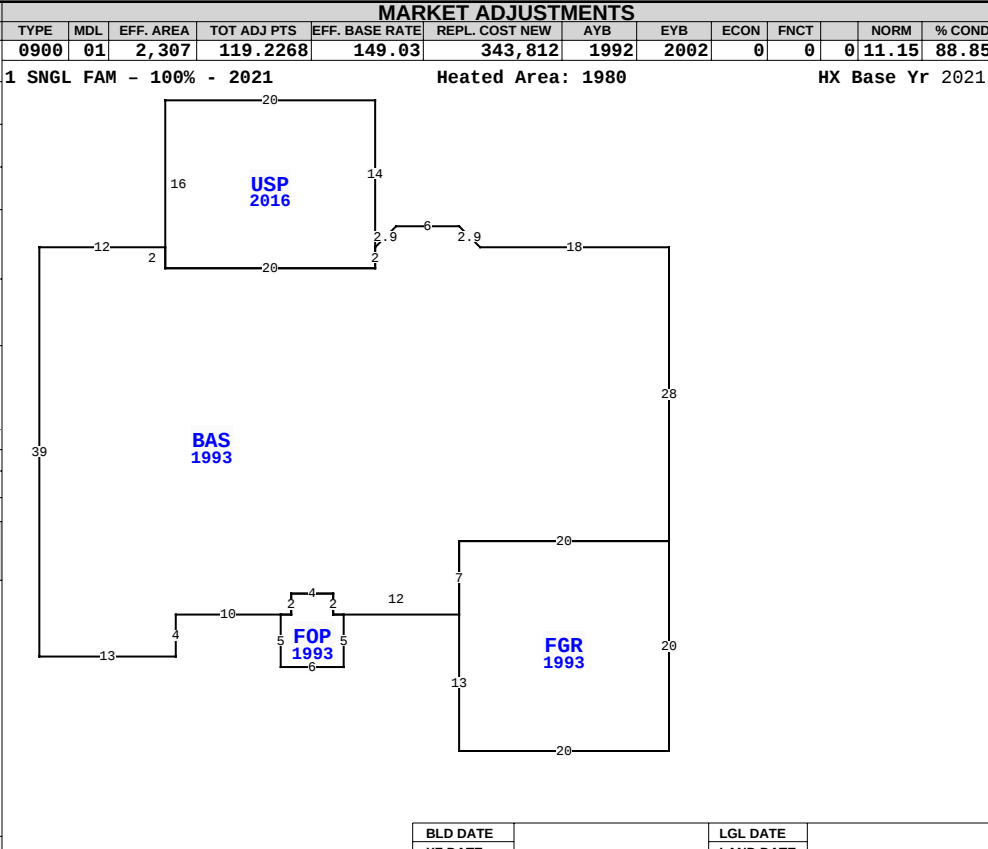




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,980	100	1,980	262,178
FGR	400	55	220	29,131
FOP	38	30	11	1,456
USP	320	30	96	12,712
TOTALS	2,738		2,307	305,477



2813 OCEAN MIST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0	830.00	SF	5.20	5.20	100	1992	1992	3	64	2,762	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00	85.00	100	1994	1994	3	20	5,474	
4	0855	CONC PAVER	0	100	0	0	670.00	SF	10.00	10.00	100	2016	2016	3	96	6,432	
5	0911	SCRN RM A	0	100	0	0	992.00	SF	17.50	17.50	100	2016	2016	3	74	12,846	
6	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	100	2016	2016	3	96	1,690	
7	0855	CONC PAVER	0	100	12	14	168.00	SF	10.00	10.00	100	2016	2016	3	96	1,613	
8	0911	SCRN RM A	0	100	12	14	168.00	SF	17.50	17.50	100	2016	2016	3	74	2,176	

LAND DESCRIPTION										TOTAL OB/XF										35,513	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		305,477	
TOTAL MARKET OB/XF VALUE		35,513	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		615,990	
SOH/AGL Deduction		153,015	
ASSESSED VALUE		462,975	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		412,975	
TOTAL JUST VALUE		615,990	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161396	SCRNRM	15,345	05/17/2016
20131684	ROOF	10,000	07/17/2013
6835	NEW CONSTR	130,000	12/16/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/0825	3/02/2020	WD	Q	I	02	600,000
GRANTOR: REED GEORGE R & SUSAN						
GRANTEE: CONKLIN COLLIER M &						
2020/0008	12/17/2015	WD	Q	I	01	353,000
GRANTOR: ULSAKER NORMAN L TRUS						
GRANTEE: REED GEORGE R & SUS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 L2 U2 W6 D2 L2 USP=[YR=2016] N14 W20 S16 E20 N2\$ S2 W20 N2 W12 S39 E13 N4 E10 FOP=[YR=1993] S5 E6 N5 W1 N2 W4 S2 W1\$ E1 N2 E4 S2 E12 FGR=[YR=1993] S13 E20 N20 W20 S7\$ N7 E20 N28 \$.									