

LOT 13
IN OR 1988/1563
OCEAN SOUND PB 5/295

OTTEVAERE DEREK
2817 OCEAN MIST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	247,214
FGR	400	55	220	27,580
FOP	49	30	15	1,880
FOP	76	30	23	2,883
USP	209	30	63	7,897

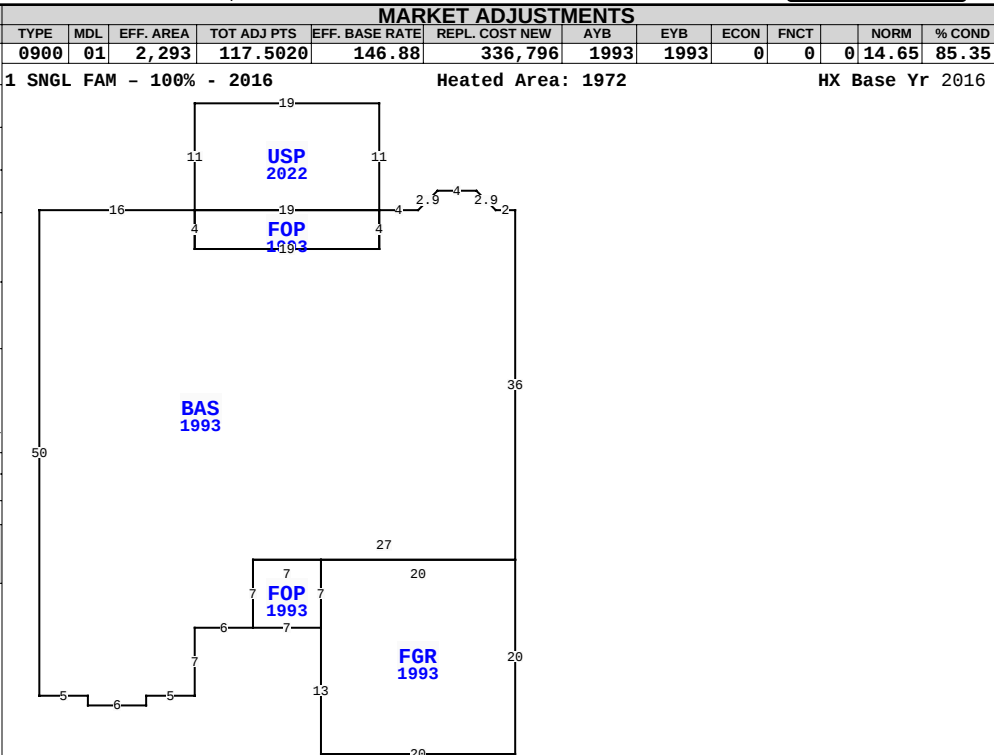
TOTALS	2,706		2,293	287,455
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	1993	1993	3	66	2,814	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1993	1993	3	66	309	
4	0861	POOL GUNIT	0	100	0	0	267.00	SF	85.00	85.00	100	2007	2007	3	48	10,894	
5	0911	SCRN RM A	0	100	0	0	947.00	SF	17.50	17.50	100	2016	2016	3	74	12,264	
6	0845	KOOL DECK	0	100	0	0	899.00	SF	7.25	7.25	100	2007	2007	3	88	5,736	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	275,000							



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

2817 OCEAN MIST DR, FERNANDINA BEACH

TOTAL OB/XF																	34,427
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
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8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		287,455	
TOTAL MARKET OB/XF VALUE		34,427	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		596,882	
SOH/AGL Deduction		262,972	
ASSESSED VALUE		333,910	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		283,910	
TOTAL JUST VALUE		596,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161763	SCRNENCL	16,740	06/27/2016
20121801	RE-ROOF	10,500	08/31/2012
20070428	POOL SCREEN	10,000	03/12/2007
20070353	WIRING FOR POOL	1,000	02/26/2007
20070237	SWIM POOL	27,000	02/09/2007
20040739	SHADOW BOX FENCE	1,000	04/15/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1988/1563	6/24/2015	WD	Q	I	02	345,000	
GRANTOR: MANASEK RICHARD R & L							
GRANTEE: OTTEVAERE DEREK							
1413/0622	5/19/2006	WD	Q	I		429,000	
GRANTOR: SHAW MICHAEL &							
GRANTEE: MANASEK RICHARD R &							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 L2 U2 W4 D2 L2 W4 USP=[YR=2022] N11 W19 S11 E19 \$ FOP=[YR=1993] W19 S4 E19 N4 \$ S4 W19 N4 W16 S50 E5 S1 E6 N1 E5 N7 E6 FOP=[YR=1993] E7 FGR=[YR=1993] S13 E20 N20 W20 S7 \$ N7 W7 S7 \$ N7 E27 N36 \$.