

LOT 22
IN OR 698/665
ESMT IN OR 781/1928

BENTLEY ARNOLD L & CATHERINE
2816 OCEAN SOUND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0022-0000



BUILDING CHARACTERISTICS	
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 80
Interior Wall	08 DECORATIVE 20
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	890	100	890	125,729
BAS	368	100	368	51,986
BAS	420	100	420	59,333
FGR	378	55	208	29,384
FOP	55	30	16	2,260
FUS	786	100	786	111,037
UOP	96	20	19	2,685
TOTALS	2,993		2,707	382,414

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF 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	0855	CONC PAVER	0 100	0	0	1,336.00	SF	7.00	7.00	100	2017	2017	3	97	9,071	
3	0855	CONC PAVER	0 100	0	0	1,571.00	SF	7.00	7.00	100	2017	2017	3	97	10,667	
4	0861	POOL GUNIT	0 100	0	0	421.00	SF	85.00	85.00	100	2005	2005	3	40	14,314	
5	1242	WD DECK A	0 100	0	0	744.00	SF	10.00	10.00	100	2005	2005	3	24	1,786	
6	1126	CB/STC 8"	0 100	0	0	564.00	SF	8.00	8.00	100	2015	2015	3	95	4,286	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,707	124.1900	155.24	420,235	1993	2005	0	0	0	91.00
1 SNGL FAM - 100% - 2001 Heated Area: 2464 HX Base Yr 2001											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

2816 OCEAN SOUND DR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			382,414
TOTAL MARKET OB/XF VALUE			41,604
TOTAL LAND VALUE - MARKET			330,000
TOTAL MARKET VALUE			754,018
SOH/AGL Deduction			401,713
ASSESSED VALUE			352,305
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			302,305
TOTAL JUST VALUE			754,018
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			738,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173586	PAVERS	0	11/14/2017
20150352	ADDITION	90,000	02/16/2015
20052420	ELEC OTHER	1,000	08/10/2005
20052222	SWIM POOL	41,000	07/14/2005
20051605	SWIM POOL	23,000	04/18/2005
20051606	ELEC OTHER	1,000	04/18/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0698/0665	2/11/1994	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS					
GRANTEE: BENTLEY ARNOLD & CA					
0668/1243	10/21/1992	WD	U	V	
GRANTOR: CHAMPION THOMAS & T					
GRANTEE: ATLANTIC BUILDERS					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W19 BAS=[YR=2008] N17 W16 BAS=[YR=2015] N9 W12 S35 E12 N26\$ S23 E16 N6\$ S6 W16 S3 E3 S9 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S18 E21 N18 W21 \$ E21 N2 FOP=[YR=1993] E11 N5 W11 S5 \$ N5 E11 N25 \$ PTR= E15 FUS=[YR=1993] E13N6 E3 UOP=[YR=1993] N8 E12 S8 W12 \$ E16 S29 W11 N8 W8 S8 W13 N23 \$W15 \$.	