

LOT 23
IN OR 1761/915
OCEAN SOUND PB 5/295

SPATOLA JOHN R & MARIANNE E
2814 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 100
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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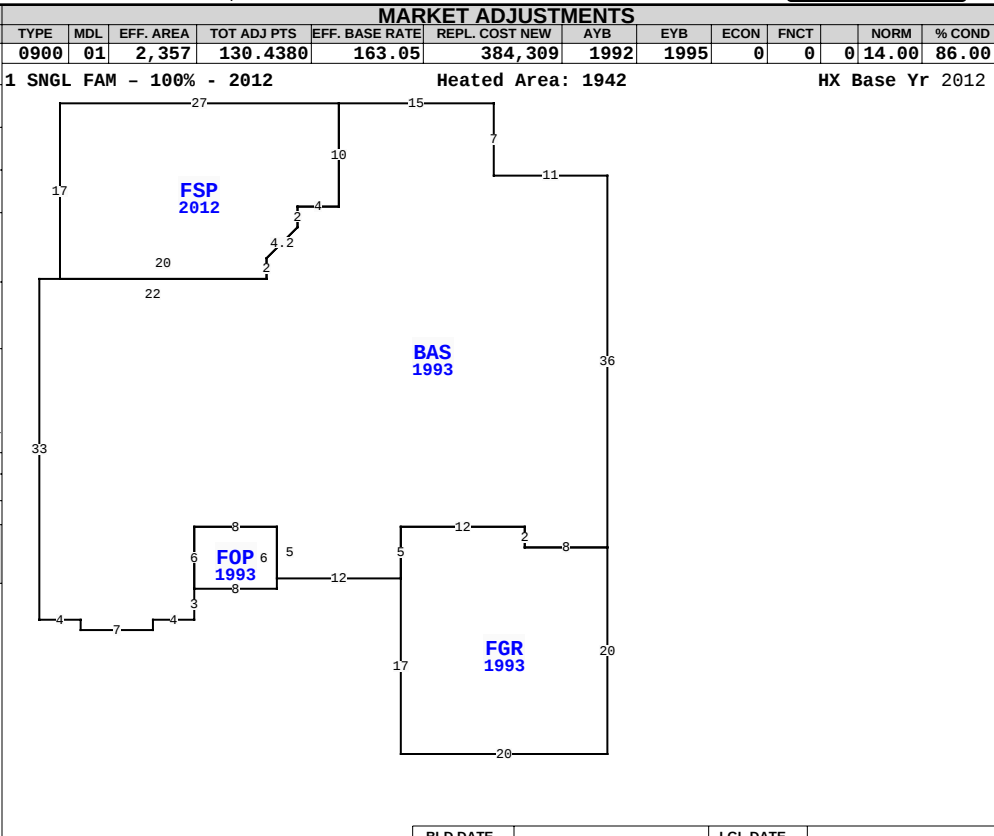
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	272,313
FGR	424	55	233	32,672
FOP	48	30	14	1,963
FSP	421	40	168	23,557

TOTALS	2,835		2,357	330,506
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	683.00	SF	6.50
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50
6	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	679.00	SF	10.00
8	1242	WD DECK A	0	100	0	0	558.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00



TOTAL OB/XF									
31,560									

2814 OCEAN SOUND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		330,506	
TOTAL MARKET OB/XF VALUE		31,560	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		637,066	
SOH/AGL Deduction		333,998	
ASSESSED VALUE		303,068	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		253,068	
TOTAL JUST VALUE		637,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		623,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200130	REMODEL	47,000	03/17/2020
20131446	SWIM POOL	24,000	06/24/2013
20131122	ROOF	14,500	05/21/2013
20122012	10X26 SCREEN ROOM	4,800	09/20/2012
7262	NEW CONSTR	100,000	08/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1761/0915	10/21/2011	WD	Q	I	01
GRANTOR: RYAN THOMAS & MILDRED					SALE PRICE
GRANTEE: SPATOLA JOHN R & MA					240,000
0905/1788	10/29/1999	WD	U	I	01
GRANTOR: RYAN MILDRED N					100
GRANTEE: RYAN MILDRED N & TH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N7 W15 FSP=[YR=2012] W27 S17 E20 N2 U3 R3 N2 E4 N10 \$ S10 W4 S2 L3 D3 S2 W22 S33 E4 S1 E7 N1 E4 N3 FOP=[YR=1993] E8 N6 W8 S6 \$ N6 E8S5 E12 FGR=[YR=1993] S17 E20 N20 W8 N2 W12 S5\$ N5 E12 S2 E8 N36 \$.									