

LOT 26
IN OR 1845/1853
OCEAN SOUND PB 5/295

COOPER ANITA S
2808 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

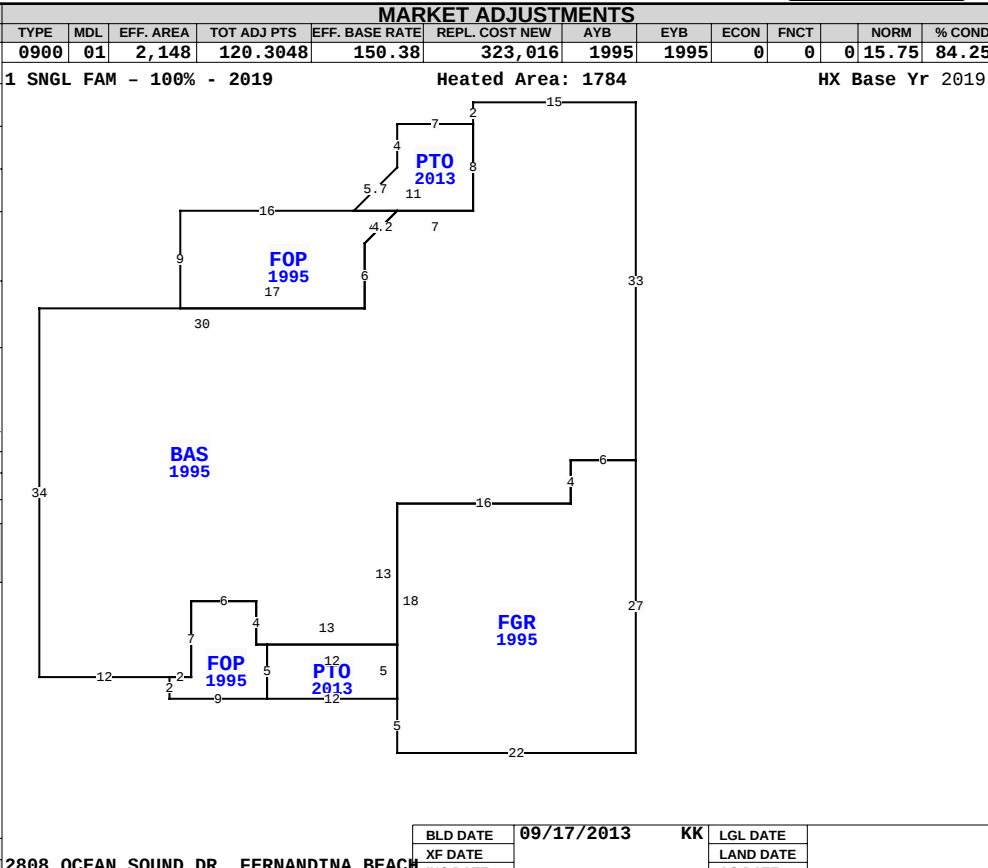
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	226,024
FGR	530	55	292	36,995
FOP	63	30	19	2,407
FOP	158	30	47	5,955
PTO	60	5	3	380
PTO	64	5	3	380

TOTALS	2,659		2,148	272,141
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	826.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	137.00	SF	10.00	
4	0910	SCRN RM L	0 100	25	9	225.00	SF	15.00	
5	0855	CONC PAVER	0 100	13	9	117.00	SF	10.00	
6	0855	CONC PAVER	0 100	27	10	270.00	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 15,730														
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
1	0855	CONC PAVER	0 100	0	0	826.00	SF	10.00	10.00	100	2013	2013	3	94
2	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	10.00	100	2013	2013	3	94
3	0855	CONC PAVER	0 100	0	0	137.00	SF	10.00	10.00	100	2013	2013	3	94
4	0910	SCRN RM L	0 100	25	9	225.00	SF	15.00	15.00	100	2013	2013	3	60
5	0855	CONC PAVER	0 100	13	9	117.00	SF	10.00	10.00	100	2013	2013	3	94
6	0855	CONC PAVER	0 100	27	10	270.00	SF	10.00	10.00	100	2013	2013	3	94

TOTAL OB/XF 15,730														
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	TOT ADJ
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					272,141				
TOTAL MARKET OB/XF VALUE					15,730				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					562,871				
SOH/AGL Deduction					398,933				
ASSESSED VALUE					163,938				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					108,938				
TOTAL JUST VALUE					562,871				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					551,327				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130963	SCRENCLE	5,000	05/01/2013
20032699	REMODEL	10,000	03/14/2003
8809	NEW CONSTR	78,820	01/19/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1845/1853	3/15/2013	WD	Q	I	01	251,500			
GRANTOR:BLAZER INGRID K WINN									
GRANTEE:COOPER ANITA S									
0728/1988	5/04/1995	WD	Q	I			128,400		
GRANTOR:ATLANTIC BUILDERS INC									
GRANTEE:WINN RICHARD J & IN									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1995] W15 S2 PTO=[YR=2013] W7 S4 L4 D4									
FOP=[YR=1995] W16 S9 E17 N6 R3 U3 W4\$ E11 N8\$ S8 W7 D3 L3									
S6 W30 S34 E12 FOP=[YR=1995] S2 E9 PTO=[YR=2013] E12									
FGR=[YR=1995] S5 E22 N27 W6 S4 W16 S18 \$ N5 W12 S5 \$ N5 W1									
N4W6 S7 W2 \$ E2 N7 E6 S4 E13 N13E16 N4 E6 N33 \$.									