

LOT 28
IN OR 2193/748
OCEAN SOUND PB 5/295

DUNBAR W BRIAN LIVING TRUST/DUNBAR W BRIAN TRUSTEE
2804 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 70
Interior Floo	11	CLAY TILE 30
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

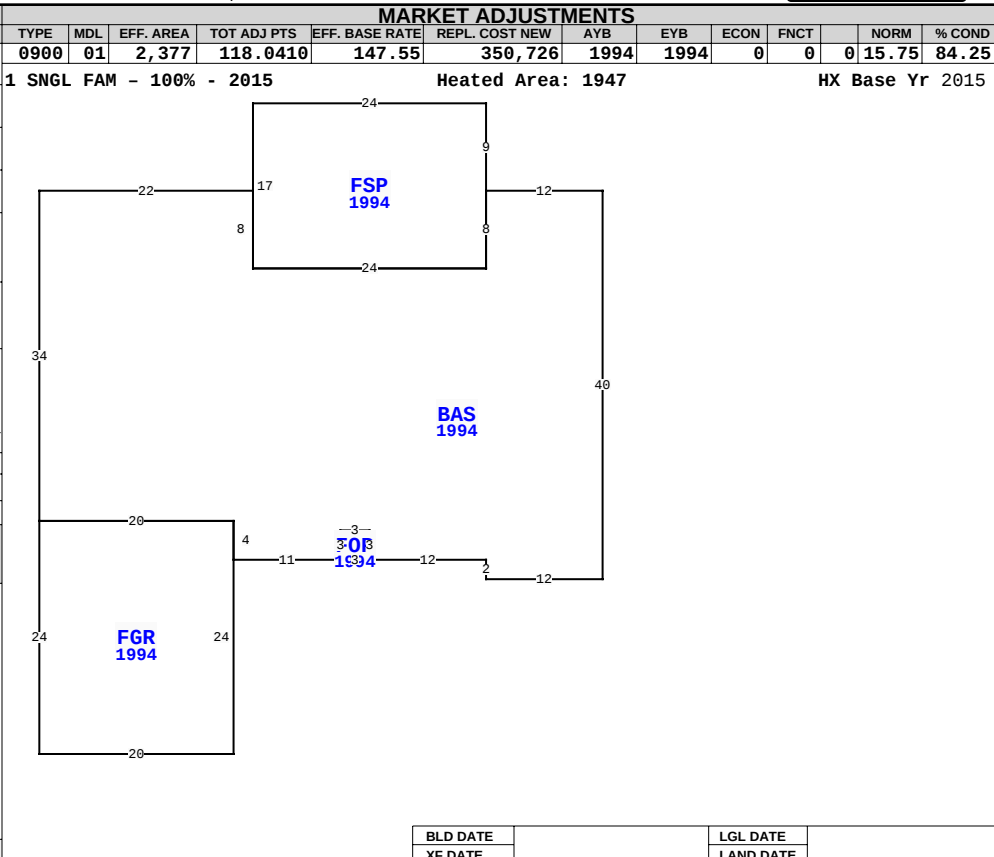
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	242,033
FGR	480	55	264	32,818
FOP	9	30	3	373
FSP	408	40	163	20,263
TOTALS	2,844		2,377	295,487

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	0810	CONCRETE A	0	100	0	0	1,008.00	SF	6.50	6.50	100	1994	1994	3	68	4,455	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
3	0910	SCRN RM L	0	100	0	0	814.00	SF	15.00	15.00	100	1994	1994	3	20	2,442	
4	0861	POOL GUNIT	0	100	25	18	450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	364.00	SF	14.50	14.50	100	1994	1994	3	68	3,589	

LAND DESCRIPTION			TOTAL OB/XF 20,796														
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS



2804 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						
VALUATION BY				STANDARD		
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE			295,487			
TOTAL MARKET OB/XF VALUE			20,796			
TOTAL LAND VALUE - MARKET			275,000			
TOTAL MARKET VALUE			591,283			
SOH/AGL Deduction			255,408			
ASSESSED VALUE			335,875			
TOTAL EXEMPTION VALUE			HX HB		50,000	
BASE TAXABLE VALUE			285,875			
TOTAL JUST VALUE			591,283			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			578,608			