LOT 45
OCEAN SOUND PB 5/295

MURRAY FAMILY REVOCABLE TRUST/MURRAY LARRY D TRUST
2809 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155S-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

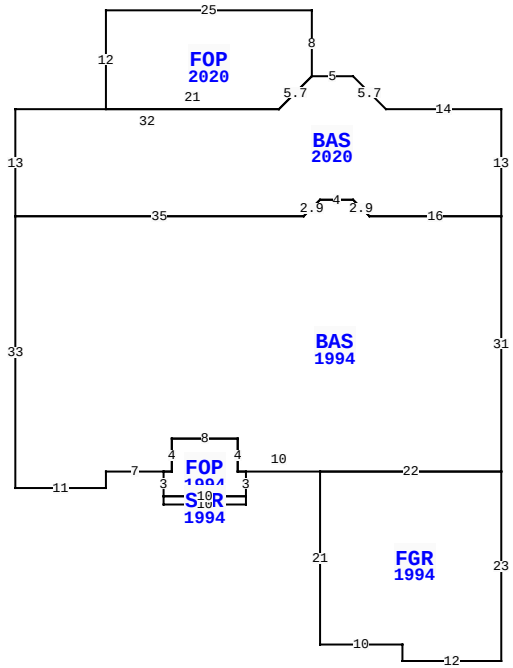
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,831	100	1,831	216,516
BAS	791	100	791	93,536
FGR	486	55	267	31,573
FOP	62	30	19	2,246
FOP	292	30	88	10,406
STR	10	10	1	118
TOTALS	3,472		2,997	354,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,997	106.7088	133.39	399,770	1994	2000	0	0	0	11.35	88.65

1 SNGL FAM – 100% - 2018 Heated Area: 2622 HX Base Yr 2018



2809 OCEAN SOUND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		354,396
TOTAL MARKET OB/XF VALUE		15,520
TOTAL LAND VALUE - MARKET		288,750
TOTAL MARKET VALUE		658,666
SOH/AGL Deduction		229,309
ASSESSED VALUE		429,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		379,357
TOTAL JUST VALUE		658,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190334	ADDITION	0	06/04/2019
20120754	RE-ROOF	6,500	04/30/2012
8403	ADDITION	2,480	06/27/1994
8070	NEW CONSTR	69,305	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/386	1/10/2024	WD	U	I	11	100
GRANTOR: MURRAY LARRY D & MARY						
GRANTEE: MURRAY FAMILY REVOC						
1750/0486	8/08/2011	WD	Q	I	01	275,000
GRANTOR: HOLT MARK H JR						
GRANTEE: MURRAY LARRY D & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] N13 W14 U4 L4 W5 FOP=[YR=2020] N8 W25 S12 E21 U4 R4 $ D4 L4 W32 S13 E35 U2 R2 E4 D2 R2 E16 BAS=[YR=1994] W16 L2 U2 W4 D2 L2 W35 S33 E11 N2 E7 FOP=[YR=1994] S3 STR=[YR=1994] S1E10N1 W10$ E10 N3 W1 N4 W8 S4 W1 $ E1 N4 E8 S4 E10 FGR=[YR=1994] S21 E10 S2 E12 N23 W22$ E22 N31 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0	100	0	0	1,299.00	SF	10.00	10.00	100	2020	2020	3	99	12,860	

LAND DESCRIPTION

TOTAL OB/XF 15,520

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	275,000.00	288,750.00	288,750							

REVIEW DATE 06/03/2021 BY RK Total Acres: 0.00 Total Land Value: 288,750 Market: 0 Agricultural: 0 Common: 288,750 PRINTED 08/06/2024 BY SYS