LOT 22
1/2 HX INT
OCEAN VIEW ESTATES PB 6/25-26

HORST DARREN L REV TRUST/HORST DARREN L TRUSTEE
2815 N LAGUNA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0022-0000

BUILDING CHARACTERISTICS

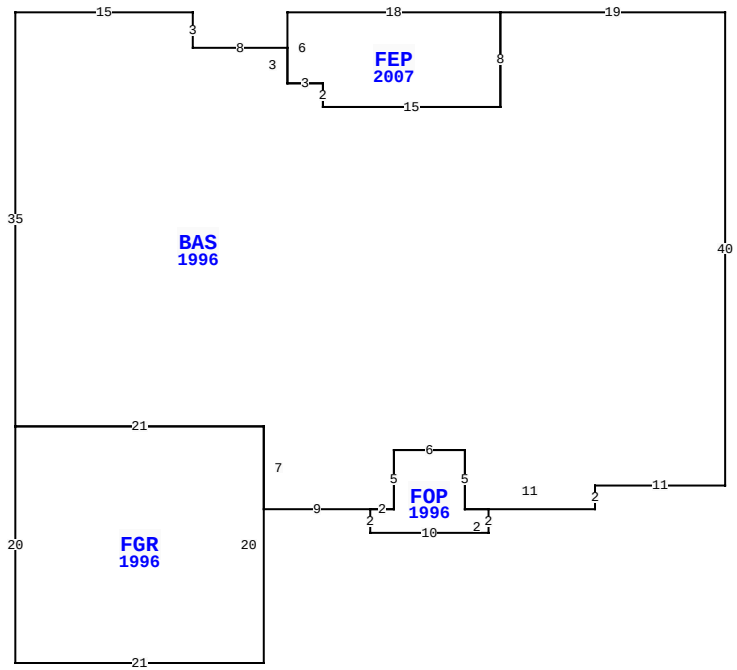
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,159	100	2,159	287,419
FEP	138	80	110	14,644
FGR	420	55	231	30,752
FOP	50	30	15	1,997
TOTALS	2,767		2,515	334,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,515	122.1792	152.72	384,091	1996	1997	0	0	0	12.83	87.17

1 SNGL FAM – 100% - 2021 Heated Area: 2159 HX Base Yr 2021



2815 N LAGUNA DR, FERNANDINA BEACH

BLD DATE	02/11/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,812
TOTAL MARKET OB/XF VALUE		27,161
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		636,973
SOH/AGL Deduction		188,274
ASSESSED VALUE		448,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		398,699
TOTAL JUST VALUE		636,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200545	REMODEL	0	09/09/2020
20121329	RE-ROOF LIFETIME	14,500	07/05/2012
20120902	H/AC	3,000	05/18/2012
969669	SWIM POOL	14,000	03/13/1996
969602	NEW CONSTR . SFR	105,674	02/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/1945	8/31/2021	WD	U	I	11	100
GRANTOR: HORST DARREN L & STAC						
GRANTEE: HORST DARREN L REV						
2384/1546	8/14/2020	WD	Q	I	01	518,700
GRANTOR: HOWARD CHARLES G & M						
GRANTEE: HORST DARREN L & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 FEP=[YR=2007] W18 S6 E3 S2 E15 N8 $ S8 W15 N2 W3 N3 W8 N3 W15 S35 FGR=[YR=1996] S20 E21 N20 W21 $ E21 S7 E9 FOP=[YR=1996] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N2 E11 N40 $.

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	1996	1996	3	79	2,765	
2	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
3	0845	KOOL DECK	0	100	0	0	537.00	SF	14.50	14.50	100	1996	1996	3	72	5,606	
4	0810	CONCRETE A	0	100	0	0	792.00	SF	6.50	6.50	100	1996	1996	3	72	3,707	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1996	1996	3	20	322	
6	0476	VF 6 SBPL	0	100	0	0	208.00	LF	32.00	32.00	100	2021	2021	3	98	6,523	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 27,161

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	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 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS