LOT 24
OCEAN VIEW ESTATES PB 6/25-26

LOWERY MARK E & JANE F
5537 OAKDALE COURT
LEWIS CENTER, OH 43035

2024

00-00-31-156E-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

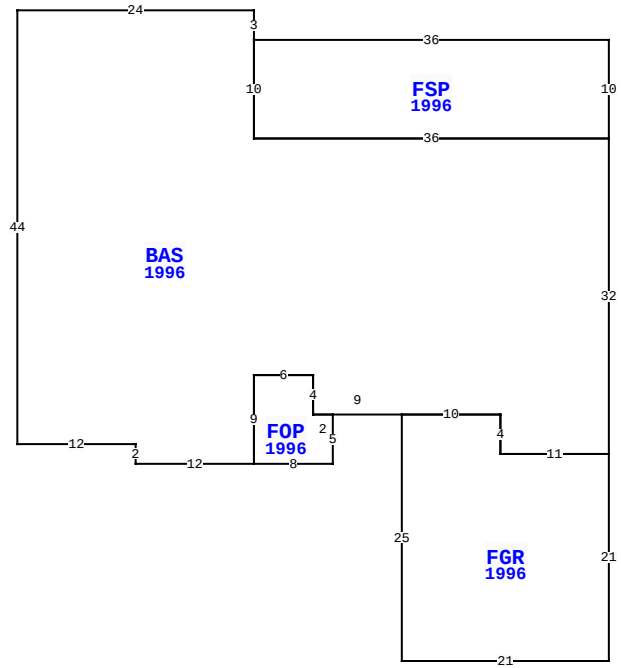
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,108	100	2,108	304,503
FGR	481	55	265	38,280
FOP	64	30	19	2,745
FSP	360	40	144	20,801
TOTALS	3,013		2,536	366,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	126.2976	157.87	400,358	1996	2006	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 2023 Heated Area: 2108 HX Base Yr



2811 N LAGUNA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	366,328
TOTAL MARKET OB/XF VALUE	18,197
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	659,525
SOH/AGL Deduction	0
ASSESSED VALUE	659,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	659,525
TOTAL JUST VALUE	659,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121942	RE-ROOF	6,000	09/21/2012
2003281	SWIM POOL	18,000	06/21/2000
B969514	NEW CONSTR	108,682	12/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0999	6/30/2022	WD	Q	I	01	875,000
GRANTOR: EILERS GERHARD W & RI						
GRANTEE: LOWERY MARK E & JAN						
2188/0491	3/23/2018	WD	Q	I	01	426,000
GRANTOR: MCNEIL DANIEL F & AUD						
GRANTEE: EILERS GERHARD W &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1996] W36 BAS=[YR=1996] N3 W24 S44 E12 S2 E12 FOP=[YR=1996] E8 N5 W2 N4 W6 S9 $ N9 E6 S4 E9 FGR=[YR=1996] S25 E21 N21 W11 N4 W10 $ E10 S4 E11 N32 W36 N10 $ S10 E36 N10 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0812	CONCRETE C	0	0	0	0	1,056.00	SF	4.00	4.00	100	1996	1996	3	72	3,041	
3	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2000	2000	3	25	8,330	
4	0845	KOOL DECK	0	0	0	0	916.00	SF	7.25	7.25	100	2000	2000	3	79	5,246	

LAND DESCRIPTION

TOTAL OB/XF 18,197

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	0	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 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS