

LOT 28
PT OR 2281/1131
OCEAN VIEW ESTATES PB 6/25-26

BENNETT FAMILY TRUST/BENNETT DEREK J TRUSTEE
855 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	156,151
BAS	312	100	312	36,741
FGR	660	55	363	42,747
FOP	40	30	12	1,413
FOP	240	30	72	8,479
FUS	1,261	100	1,261	148,496

TOTALS	3,839		3,346	394,026
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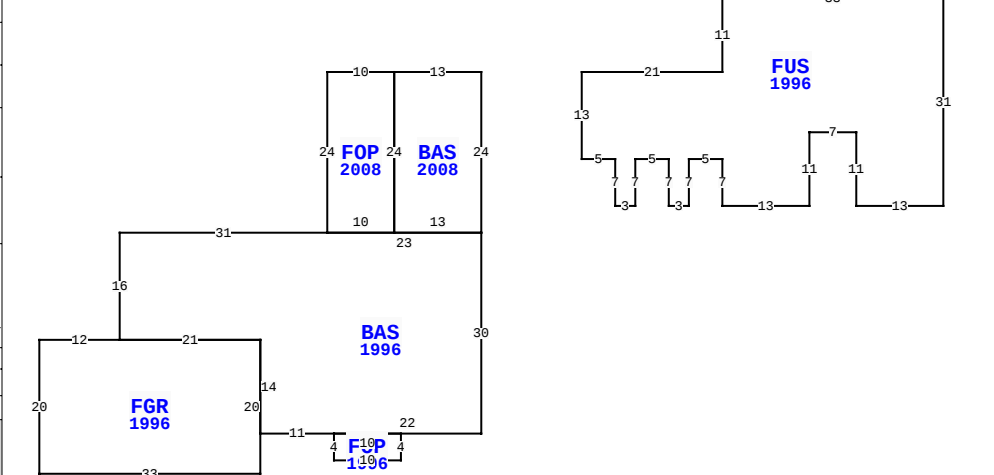
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,438.00	SF 6.50	6.50
3	0861	POOL GUNIT	0	100	0	0	367.00	SF 85.00	85.00
4	0910	SCRN RM L	0	100	30	25	750.00	SF 15.00	15.00
5	0855	CONC PAVER	0	100	0	0	457.00	SF 10.00	10.00
6	0940	SHEDS/PORT	0	100	8	10	80.00	SF 30.00	30.00

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		R-1	0.00	0.00	1.00

REVIEW DATE	10/28/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,346	109.8020	137.25	459,238	1996	1998	0	0	0 14.20	85.80

1 SNGL FAM - 100% - 2006 Heated Area: 2899 HX Base Yr 2006



855 W LAGUNA DR, FERNANDINA BEACH

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

TOTAL OB/XF										32,819		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	275,000.00	343,750.00	3	

Total Acres: 0.00	Total Land Value: 343,750	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		394,026	
TOTAL MARKET OB/XF VALUE		32,819	
TOTAL LAND VALUE - MARKET		343,750	
TOTAL MARKET VALUE		770,595	
SOH/AGL Deduction		403,954	
ASSESSED VALUE		366,641	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		316,641	
TOTAL JUST VALUE		770,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		755,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101892	GAS	795	10/29/2010
20101855	OTHER	400	10/27/2010
20070425	H/AC	1,500	03/12/2007
20070408	SWIM POOL	7,000	03/08/2007
20070331	ELEC OTHER	500	02/21/2007
20062654	ADDITION	50,000	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2281/1131	6/10/2019	WD U	I	11	100

GRANTOR: BENNETT DEREK J & MAR					
GRANTEE: BENNETT FAMILY TRUS					
1026/1264	12/26/2001	WD Q	I		285,000
GRANTOR: LINN DAVID D					
GRANTEE: BENNETT DEREK J & M					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008] W13 FOP=[YR=2008] W10 S24 BAS=[YR=1996] W31 S16 FGR=[YR=1996] W12 S20 E33 N20 W21\$ E21 S14 E11 FOP=[YR=1996] S4 E10 N4 W10\$ E22 N30 W23\$ E10 N24\$ S24 E13 N24\$ PTR= E15 FUS=[YR=1996] E21 N11E33 S31 W13 N11 W7 S11 W13 N7 W5 S7 W3 N7 W5 S7 W3 N7 W5 N13\$ W15 \$.					