LOT 32 IN OR 831/1106
OCEAN VIEW ESTATES PB 6/25-26

ADKINS JANET H & DOUGLAS D
863 LAGUNA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

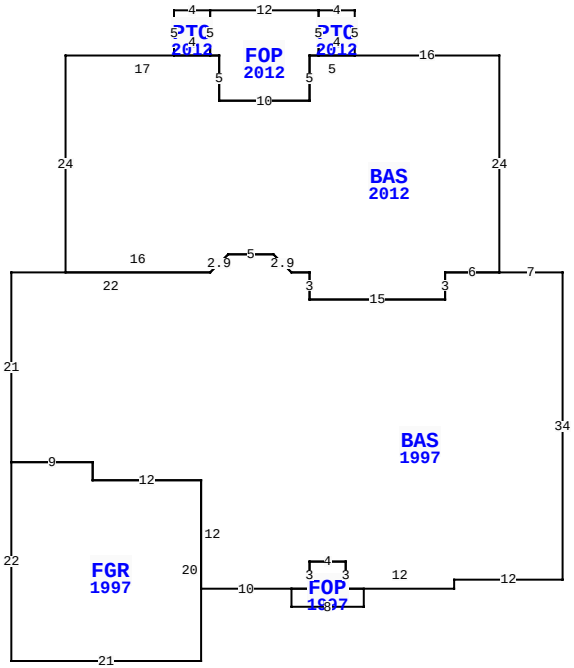
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,810	100	1,810	223,966
BAS	1,133	100	1,133	140,195
FGR	438	55	241	29,821
FOP	28	30	8	990
FOP	110	30	33	4,084
PTO	20	5	1	124
PTO	20	5	1	124
TOTALS	3,559		3,227	399,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,227	117.4932	146.87	473,949	1997	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1998 Heated Area: 2943 HX Base Yr 1998



863 W LAGUNA 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		399,302
TOTAL MARKET OB/XF VALUE		28,505
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		702,807
SOH/AGL Deduction		388,068
ASSESSED VALUE		314,739
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,739
TOTAL JUST VALUE		702,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120523	1100SF ADDITION	114,312	03/12/2012
20110736	WOOD FENCE	2,000	05/13/2011
20110737	BULKHEAD & FLOWER	5,000	05/13/2011
20102167	H/AC	5,400	12/21/2010
10019	NEW CONSTR	0	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/1106	4/28/1998	QC	U	I	06	100
GRANTOR: ADKINS DOUGLAS D						
GRANTEE: ADKINS JANET H & DO						
0789/1569	4/09/1997	WD	Q	I		143,500
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: ADKINS DOUGLAS D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W7 BAS=[YR=2012] N24W16 PTO=[YR=2012] N5W4 FOP=[YR=2012] W12 PTO=[YR=2012] W4S5E4N5$ S5E1S5E10N5 E1N5$ S5E4$ W5S5 W10N5W17S24 E16 U2 R2 E5 D2 R2 E2S3E15N3E6 $ W6S3W15N3W2 U2 L2 W5 L2 D2 W22 S21 FGR=[YR=1997] S22 E21 N20 W12 N2 W9$ E9 S2 E12 S12 E10 FOP=[YR=1997] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 N1 E12 N34$.

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	2012	2012	3	95	3,325	
2	0810	CONCRETE A	0	100	0	0	745.00	SF	6.50	6.50	100	1997	1997	3	73	3,535	
3	0920	CWALL-WD/M	0	100	0	0	74.00	LF	585.00	585.00	100	2011	2011	3	50	21,645	

LAND DESCRIPTION

TOTAL OB/XF 28,505

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 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