LOT 33
IN OR 1280/37
OCEAN VIEW ESTATES PB 6/25-26

HONAN HENRY J
865 LAGUNA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0033-0000

BUILDING CHARACTERISTICS

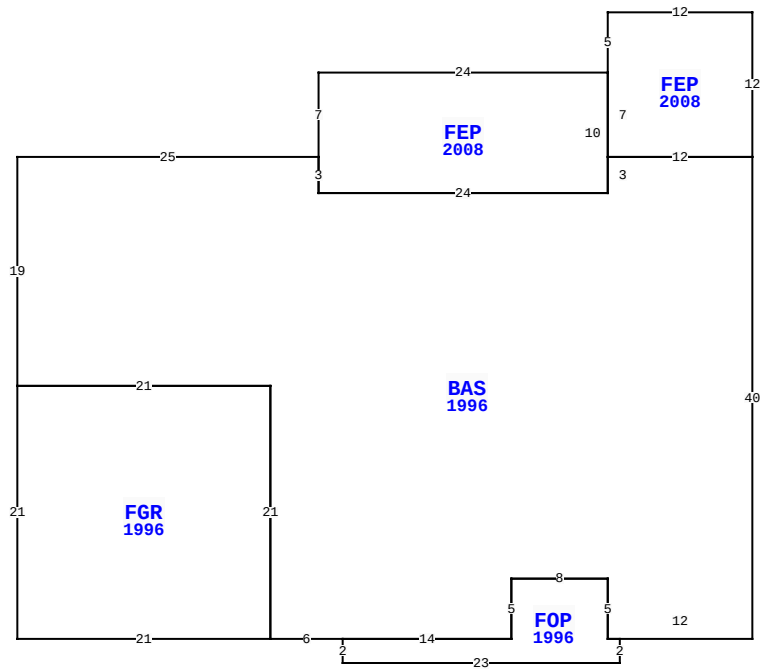
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,887	100	1,887	232,400
FEP	144	80	115	14,163
FEP	240	80	192	23,646
FGR	441	55	243	29,928
FOP	86	30	26	3,202
TOTALS	2,798		2,463	303,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,463	116.1600	145.20	357,628	1996	1996	0	0	0	15.18	84.82

1 SNGL FAM – 100% - 2008 Heated Area: 1887 HX Base Yr 2008



865 W LAGUNA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,340
TOTAL MARKET OB/XF VALUE		11,516
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		589,856
SOH/AGL Deduction		315,660
ASSESSED VALUE		274,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,196
TOTAL JUST VALUE		589,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121780	RE-ROOF	6,000	08/30/2012
20101602	80 SF TOOL SHED	3,500	09/15/2010
20101023	H/AC	6,690	06/21/2010
984638	PORCH W/GLASS &	13,200	12/10/1998
6	SCREEN PORCH	0	08/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1280/0037	12/10/2004	WD	Q	I		360,000
GRANTOR: PAIGE RALPH W						
GRANTEE: HONAN HENRY J						
0779/1763	12/18/1996	WD	Q	I		138,800
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: PAIGE RALPH W & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W12 S5 FEP=[YR=2008] W24 S7 BAS=[YR=1996] W25 S19 FGR=[YR=1996] S21 E21 N21 W21$ E21 S21 E6 FOP=[YR=1996] S2 E23 N2 W1 N5 W8 S5 W14$ E14 N5 E8 S5 E12 N40 W12 S3 W24 N3$ S3 E24 N10$ S7 E12 N12$.

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	0810	CONCRETE A	0	100	0	0	896.00	SF	6.50	6.50	100	1996	1996	3	72	4,193	
3	0855	CONC PAVER	0	100	12	10	120.00	SF	10.00	10.00	100	2004	2004	3	84	1,008	
4	0825	BRICK	0	100	0	0	177.00	SF	12.50	12.50	100	2004	2004	3	96	2,124	
5	0940	SHEDS/PORT	0	100	8	12	96.00	SF	33.00	33.00	100	2010	2010	3	45	1,426	

LAND DESCRIPTION

TOTAL OB/XF 11,516

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS