LOT 34 IN OR 791/1567
OCEAN VIEW ESTATES PB 6/25-26

ARATO HENRY J III & LISA R
867 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

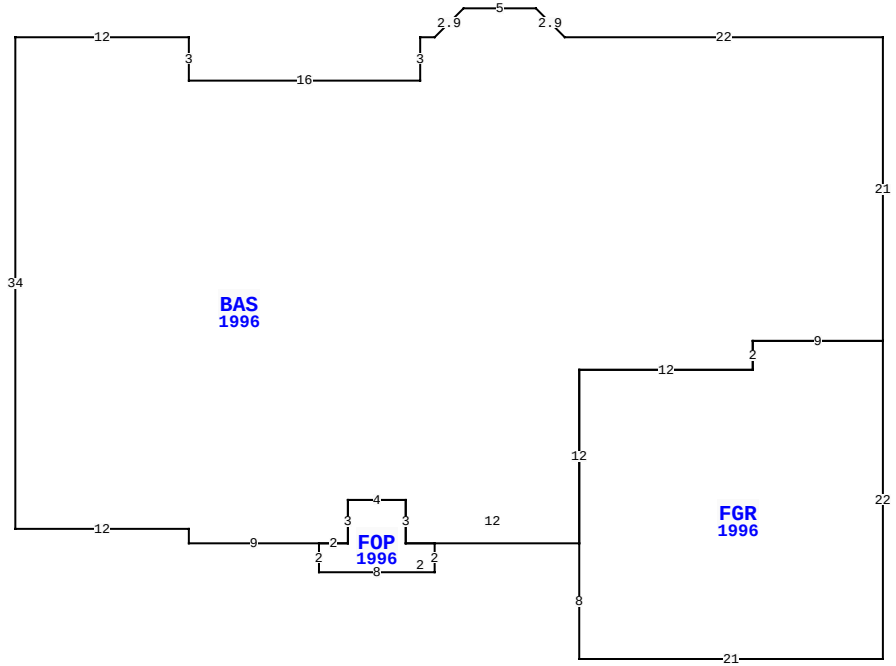
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,772	100	1,772	220,109
FGR	438	55	241	29,936
FOP	28	30	8	994
TOTALS	2,238		2,021	251,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,021	117.3942	146.74	296,562	1996	1996	0	0	0	15.35	84.65

1 SNGL FAM – 100% - 1998 Heated Area: 1772 HX Base Yr 1998



867 W 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		251,040
TOTAL MARKET OB/XF VALUE		8,135
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		534,175
SOH/AGL Deduction		311,069
ASSESSED VALUE		223,106
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,106
TOTAL JUST VALUE		534,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102206	H/AC	4,350	12/30/2010
9635B	NEW CONSTR	86,968	02/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/1567	4/30/1997	WD	Q	I		130,000
GRANTOR: BEARD ARTHUR D & KATH						
GRANTEE: ARATO HENRY J III &						
0765/0682	7/17/1996	WD	Q	I		127,000
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: BEARD ARTHUR D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 L2 U2 W5 D2 L2 W1 S3 W16 N3 W12 S34 E12 S1 E9 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 FGR=[YR=1996] S8 E21 N22 W9 S2 W12 S12$ N12 E12 N2 E9 N21$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	1996	1996	3	72	3,040	
3	0855	CONC PAVER	0	100	0	0	404.00	SF	10.00	10.00	100	2006	2006	3	87	3,515	

LAND DESCRIPTION

TOTAL OB/XF 8,135

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 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