LOT 37 IN OR 1165/1578
OCEAN VIEW ESTATES PB 6/25-26

MARTIN ROBERT T & LINDA M
873 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

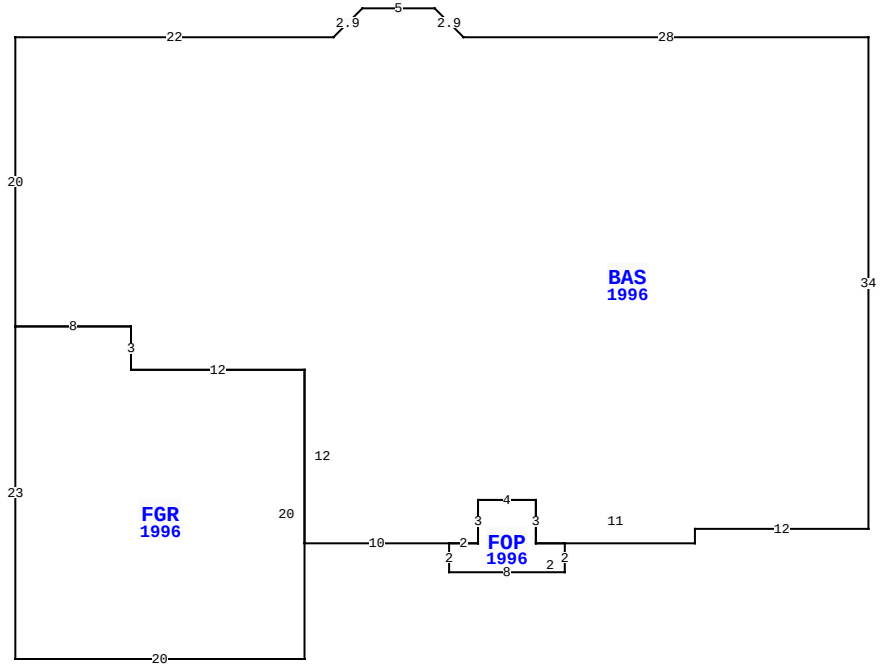
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,791	100	1,791	229,455
FGR	424	55	233	29,851
FOP	28	30	8	1,025
TOTALS	2,243		2,032	260,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,032	118.2566	147.82	300,370	1996	1996	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2005 Heated Area: 1791 HX Base Yr 2005



873 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		260,331
TOTAL MARKET OB/XF VALUE		22,908
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		558,239
SOH/AGL Deduction		289,203
ASSESSED VALUE		269,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,036
TOTAL JUST VALUE		558,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121365	REROOF W/30YR SHN	5,000	07/10/2012
20091648	INSTALL SHOWER	400	12/03/2009
20081146	POOL SCREEN	8,960	07/10/2008
20081127	ELEC. FOR POOL	650	07/08/2008
20081128	PLUMB.FOR POOL	1,000	07/08/2008
20081126	SWIM POOL	0	06/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1165/1578	8/26/2003	WD	Q	I		245,500
GRANTOR: KERINS BRIAN R & DIAN						
GRANTEE: MARTIN ROBERT T & L						
0798/0693	7/02/1997	WD	Q	I		140,000
GRANTOR: TRAYLOR TIMOTHY M & K						
GRANTEE: KERINS BRIAN R & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W28 U2 L2 W5 D2 L2 W22 S20 FGR=[YR=1996] S23 E20 N20 W12 N3 W8$ E8 S3 E12 S12 E10 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11 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	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	825.00	SF	5.20	5.20	100	1996	1996	3	72	3,089	
3	0861	POOL GUNIT	0	100	0	0	177.00	SF	85.00	85.00	100	2008	2008	3	52	7,823	
4	0855	CONC PAVER	0	100	0	0	710.00	SF	10.00	10.00	100	2008	2008	3	89	6,319	
5	0910	SCRN RM L	0	100	28	27	756.00	SF	15.00	15.00	100	2008	2008	3	35	3,969	
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1997	1997	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 22,908

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