

LOT 39
IN OR 1541/1136
OCEAN VIEW ESTATES PB 6/25-26

HERBERT STEVEN M & NICOLE
876 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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

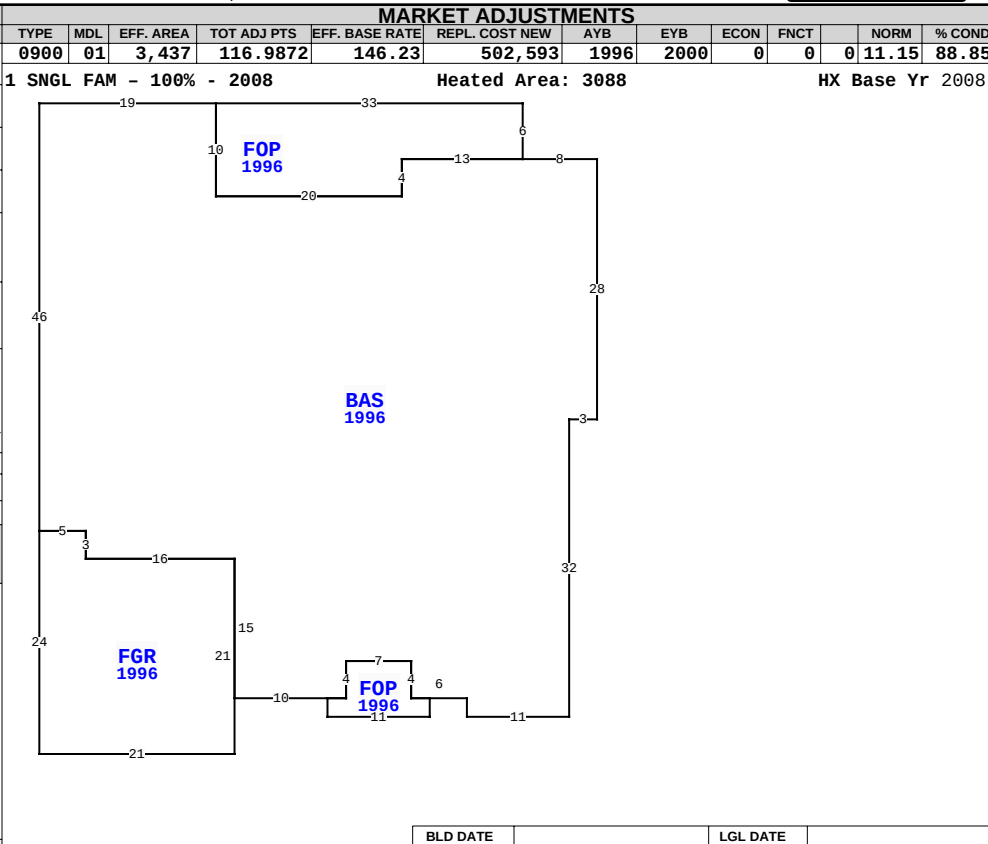
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,088	100	3,088	401,209
FGR	456	55	251	32,612
FOP	50	30	15	1,948
FOP	278	30	83	10,784
TOTALS	3,872		3,437	446,554

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	822.00	SF	6.50	6.50	100	1996	1996	3	72	3,847	
3	0855	CONC PAVER	0 100	0	0	80.00	SF	10.00	10.00	100	2010	2010	3	91	728	
4	0861	POOL GUNIT	0 100	30	10	300.00	SF	170.00	170.00	100	2010	2010	3	60	30,600	
5	0855	CONC PAVER	0 100	0	0	620.00	SF	10.00	10.00	100	2012	2012	3	93	5,766	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	45	1,800	
7	0910	SCRN RM L	0 100	0	0	929.00	SF	19.50	19.50	100	2010	2010	3	45	8,152	
8	1125	CB/STC 6"	0 100	20	4	80.00	SF	7.35	7.35	100	2010	2010	3	91	535	
9	0810	CONCRETE A	0 100	9	10	90.00	SF	6.50	6.50	100	2010	2010	3	91	532	
10	0855	CONC PAVER	0 100	0	0	378.00	SF	7.00	7.00	100	2012	2012	3	93	2,461	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



876 W LAGUNA DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF															57,186
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		446,554	
TOTAL MARKET OB/XF VALUE		57,186	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		778,740	
SOH/AGL Deduction		389,514	
ASSESSED VALUE		389,226	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		339,226	
TOTAL JUST VALUE		778,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		762,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120765	REROOFW/30YR SHN	4,000	05/03/2012
20110237	INSTALL SWITCH EL	250	02/17/2011
20110236	GAS	325	02/16/2011
20110177	GARAGE DOOR & WTR	3,800	02/07/2011
20100779	H/AC	2,500	05/11/2010
20100112	REPLACE STUCCO SC	3,500	01/21/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/1136	12/19/2007	WD	Q	I		420,000	
GRANTOR: LINDSTROM TIMOTHY E &							
GRANTEE: HERBERT STEVEN M &							
1541/1134	12/19/2007	WD	U	I	07	100	
GRANTOR: LINDSTROM TIMOTHY E &							
GRANTEE: LINDSTROM TIMOTHY E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W8 FOP=[YR=1996] N6 W33 S10 E20 N4 E13 \$ W13 S4 W20 N10 W19 S46 FGR=[YR=1996] S24 E21 N21 W16 N3 W5 \$ E5 S3 E16 S15 E10 FOP=[YR=1996] S2 E11 N2 W2 N4 W7 S4 W2 \$ E2 N4 E7 S4 E6 S2 E11 N32 E3 N28 \$.									