

LOT 46
IN OR 1606/942
OCEAN VIEW ESTATES PB 6/25-26

GRINOLD CARY & LYNNE A
862 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0046-0000



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	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,108	100	2,108	262,632
FGR	481	55	265	33,016
FOP	64	30	19	2,367
FOP	360	30	108	13,456

TOTALS 3,013 2,500 311,470

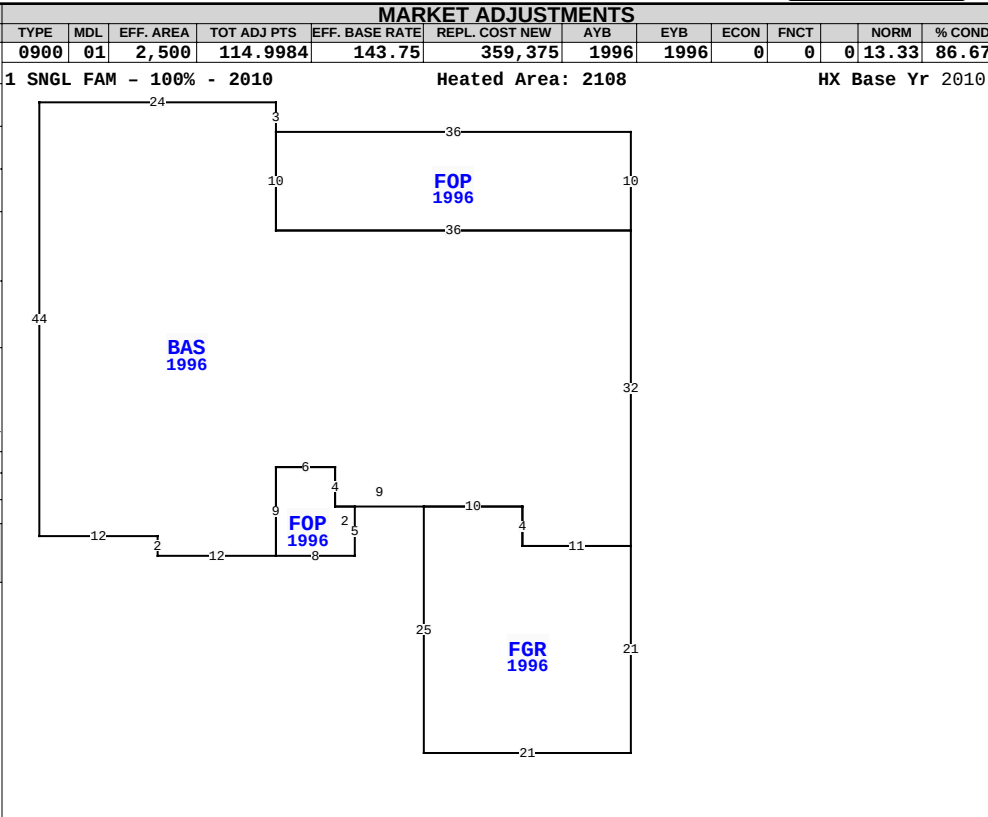
EXTRA FEATURES

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	1,400.00	SF	6.50	6.50	100	1996	1996	3	72	6,552	
3	0861	POOL GUNIT	0 100	14	30	420.00	SF	85.00	85.00	100	1998	1998	3	21	7,497	
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400	
6	0845	KOOL DECK	0 100	0	0	496.00	SF	7.25	7.25	100	1998	1998	3	75	2,697	
7	0910	SCRN RM L	0 100	0	0	941.00	SF	15.00	15.00	100	1998	1998	3	20	2,823	

LAND DESCRIPTION

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 10/28/2019 BY DJA



862 W LAGUNA DR, FERNANDINA BEACH

BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 22,934

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		311,470
TOTAL MARKET OB/XF VALUE		22,934
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		636,904
SOH/AGL Deduction		332,047
ASSESSED VALUE		304,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,857
TOTAL JUST VALUE		636,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120525	WIRE AC & POOL EQ	525	03/28/2012
20120463	H/AC	10,800	03/20/2012
983298	SWIM POOL	21,995	03/05/1998
972130	XFOB	2,324	10/08/1997
B969634	NEW CONSTR	108,682	02/28/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1606/0942	2/04/2009	WD	Q	I	02
GRANTOR: ZIMMERMAN JEFFREY T & GRANTEE: GRINOLD CARY & LYNN					
0764/1414	7/09/1996	WD	Q	I	
GRANTOR: CENTEX REAL ESTATE CO GRANTEE: ZIMMERMAN JEFFREY T					

SALE PRICE 393,000

161,300

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W36 BAS=[YR=1996] N3 W24 S44 E12 S2 E12
FOP=[YR=1996] E8 N5 W2 N4 W6 S9 \$ N9 E6 S4 E9 FGR=[YR=1996]
S25 E21 N21 W11 N4 W10 \$ E10 S4 E11 N32 W36 N10 \$ S10 E36 N10 \$.

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