

LOT 48
IN OR 1940/28
OCEAN VIEW ESTATES PB 6/25-26

EDWARDS SHARON
858 LAGUNA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,524	100	2,524	321,547
FGR	698	55	384	48,920
FOP	64	30	19	2,420
FOP	176	30	53	6,752

TOTALS	3,462		2,980	379,639
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,186.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	530.00	SF	7.25	
5	0910	SCRN RM L	0 100	0	0	920.00	SF	15.00	
6	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	
7	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,980	116.9454	146.18	435,616	1997	1997	0	0
1 SNGL FAM - 100% - 2015									
Heated Area: 2524									
HX Base Yr 2015									

BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
858 W LAGUNA DR, FERNANDINA BEACH				

TOTAL OB/XF									
17,628									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		379,639	
TOTAL MARKET OB/XF VALUE		17,628	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		699,767	
SOH/AGL Deduction		312,639	
ASSESSED VALUE		387,128	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		337,128	
TOTAL JUST VALUE		699,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		683,387	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122273	REROOF W/30YR SHN	17,500	11/06/2012
20102051	H/AC	5,000	12/01/2010
10491	XFOB	5,530	05/15/1997
10428	SWIM POOL	14,500	04/15/1997
10181	NEW CONSTR	126,188	12/06/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1940/0028	9/30/2014	WD	Q	I	01
GRANTOR: STARKS STEPHEN & CASS					
GRANTEE: EDWARDS SHARON					
1529/0398	10/05/2007	WD	Q	I	
GRANTOR: SCHETROMPF JOHNNY K &					
GRANTEE: STARKS STEPHEN & CA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] L3 U3 W6 L3 D3 S2 W19 FOP=[YR=1997] W22 S8 E22 N8 \$ S8 W22S33 FGR=[YR=1997] W8 S22 E11 S2 E19 N24 W22 \$ S4 S16 E10 FOP=[YR=1997] S4 E11 N4 W3 N4 W5 S4 W3 \$ E3 N4 E5 S4 E13 N59 \$.									