LOT 24
SEA ISLAND PLANTATION PB 5/275

GRAY VIRGINIA SHAW/GREGORY RONALD BRENT
1010 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

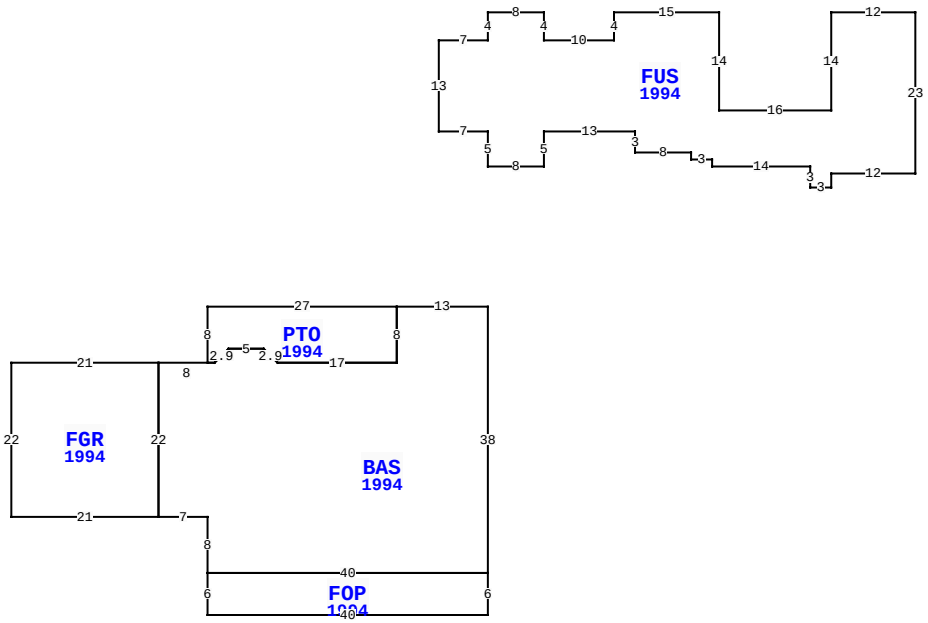
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	260,820
FGR	462	55	254	45,006
FOP	240	30	72	12,757
FUS	1,106	100	1,106	195,969
PTO	202	5	10	1,772
TOTALS	3,482		2,914	516,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,914	123.0460	184.57	537,837	1994	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2578 HX Base Yr 2024



1010 OCEANVIEW CT, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		516,324
TOTAL MARKET OB/XF VALUE		13,014
TOTAL LAND VALUE - MARKET		281,250
TOTAL MARKET VALUE		810,588
SOH/AGL Deduction		0
ASSESSED VALUE		810,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		760,588
TOTAL JUST VALUE		810,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		705,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120493	H/AC	4,500	03/26/2012
20120481	H/AC	3,500	03/22/2012
20042206	REPAIR/RRF	5,000	11/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/693	6/30/2023	WD	Q	I	01	1,230,000
GRANTOR: MONZON-GOMEZ MEDARDO						
GRANTEE: GRAY VIRGINIA SHAW						
2465/1135	5/27/2021	WD	Q	I	01	580,000
GRANTOR: MILLS BARBARA A						
GRANTEE: MONZON-GOMEZ MEDARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 PTO=[YR=1994] W27 S8 E1 R2 U2 E5 D2 R2 E17 N8$ S8 W17 L2 U2 W5 D2 L2 W8 FGR=[YR=1994] W21 S22 E21 N22$ S22 E7 S8 FOP=[YR=1994] S6 E40 N6 W40$ E40 N38$ PTR=N20 FUS=[YR=1994] N5 W7 N13 E7 N4 E8 S4 E10 N4 E15 S14 E16 N14 E12 S23 W12 S2 W3 N3 W14 N1 W3 N1 W8 N3 W13 S5 W8$ S20$.

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	1994	1994	3	76	1,520	
2	0855	CONC PAVER	0	100	0	0	1,105.00	SF	10.00	10.00	100	2010	2010	3	91	10,056	
3	0855	CONC PAVER	0	100	30	3	90.00	SF	10.00	10.00	100	2010	2010	3	91	819	
4	0855	CONC PAVER	0	100	0	0	68.00	SF	10.00	10.00	100	2010	2010	3	91	619	

LAND DESCRIPTION

TOTAL OB/XF 13,014

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	225,000.00	281,250.00	281,250							

REVIEW DATE 10/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/06/2024 BY SYS