

LOT 29
IN OR 1903/1163
SEA ISLAND PLANTATION PB5/275

GOLDSMITH FAMILY TRUST/GOLDSMITH ALBERT L JR TRUST
2813 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0029-0000



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	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
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	1080.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	289,060
FGR	484	55	266	43,490
FOP	30	30	9	1,471
FOP	108	30	32	5,232
FOP	386	30	116	18,966
STR	14	10	1	164
UOP	72	20	14	2,289
TOTALS	2,862		2,206	360,671

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00
3	0845	KOOL DECK	0	100	0	0	414.00	SF	7.25	7.25
4	0910	SCRN RM L	0	100	36	24	864.00	SF	15.00	15.00
5	0810	CONCRETE A	0	100	6	12	72.00	SF	6.50	6.50
6	1242	WD DECK A	0	100	0	0	205.00	SF	10.00	10.00
7	0855	CONC PAVER	0	100	0	0	1,360.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT

REVIEW DATE 10/28/2019 BY DJA

2813 OCEANVIEW CT, FERNANDINA BEACH

2813 OCEANVIEW CT, FERNANDINA BEACH				BLD DATE		03/20/2014		KK		LGL DATE		08/01/2023		MLU	
				XF DATE				LAND DATE							
				INC DATE				AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590						
450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650						
414.00	SF	7.25	7.25	100	1994	1994	3	68	2,041						
864.00	SF	15.00	15.00	100	2005	2005	3	24	3,110						
72.00	SF	6.50	6.50	100	1994	1994	3	68	318						
205.00	SF	10.00	10.00	100	1994	1994	3	20	410						
1,360.00	SF	10.00	10.00	100	2010	2010	3	91	12,376						

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1993	1993	3	74	2,590	
85.00	100	1994	1994	3	20	7,650	
7.25	100	1994	1994	3	68	2,041	
15.00	100	2005	2005	3	24	3,110	
6.50	100	1994	1994	3	68	318	
10.00	100	1994	1994	3	20	410	
10.00	100	2010	2010	3	91	12,376	

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

TOTAL OB/XF										
28,495										

2813 OCEANVIEW CT, FERNANDINA BEACH				BLD DATE		03/20/2014		KK		LGL DATE		08/01/2023		MLU	
				XF DATE				LAND DATE							
				INC DATE				AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590						
450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650						
414.00	SF	7.25	7.25	100	1994	1994	3	68	2,041						
864.00	SF	15.00	15.00	100	2005	2005	3	24	3,110						
72.00	SF	6.50	6.50	100	1994	1994	3	68	318						
205.00	SF	10.00	10.00	100	1994	1994	3	20	410						
1,360.00	SF	10.00	10.00	100	2010	2010	3	91	12,376						