LOT 33 (EX S-1)
IN OR 2249/392
SEA ISLAND PLANTATION PB 5/275

WICKSON RALPH L & KATHRYN G
2810 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0033-0000

BUILDING CHARACTERISTICS

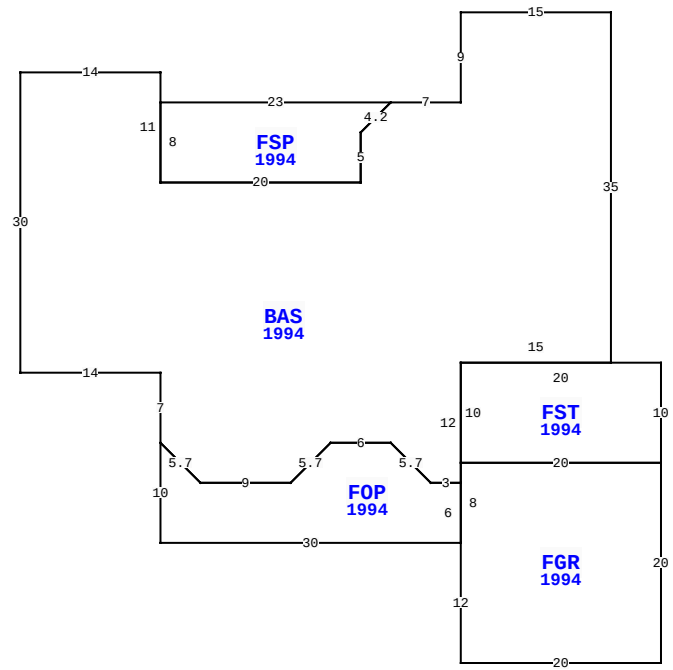
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,873	100	1,873	286,510
FGR	400	55	220	33,653
FOP	228	30	68	10,402
FSP	165	40	66	10,096
FST	200	55	110	16,827
TOTALS	2,866		2,337	357,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,337	118.5800	177.87	415,682	1994	1994	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2019 Heated Area: 1873 HX Base Yr 2019



2810 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		357,487
TOTAL MARKET OB/XF VALUE		5,128
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		587,615
SOH/AGL Deduction		194,634
ASSESSED VALUE		392,981
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		337,981
TOTAL JUST VALUE		587,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8439	NEW CONSTR	85,715	07/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0392	1/10/2019	QC	U	I	11	100
GRANTOR: TREFFINGER BRUCE						
GRANTEE: WICKSON RALPH L & K						
2236/0786	10/31/2018	PR	U	I	19	100
GRANTOR: TREFFINGER BRUCE P/R						
GRANTEE: TREFFINGER BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 S9 W7 FSP=[YR=1994] W23 S8 E20 N5 R3 U3 $ D3 L3 S5 W20 N11 W14 S30 E14 S7 FOP=[YR=1994] S10 E30 FGR=[YR=1994] S12 E20 N20 FST=[YR=1994] N10 W20 S10 E20$ W20 S8$ N6 W3 L4 U4 W6 L4 D4 W9 U4 L4 $ R4 D4 E9 U4 R4 E6 D4 R4 E3 N12 E15 N35$.

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	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	100	1994	1994	3	68	2,468	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 5,128

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	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 10/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS