LOT 34
SEA ISLAND PLANTATION PB5/275

NANU ARUN & ROBIN
1007 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0034-0000

BUILDING CHARACTERISTICS

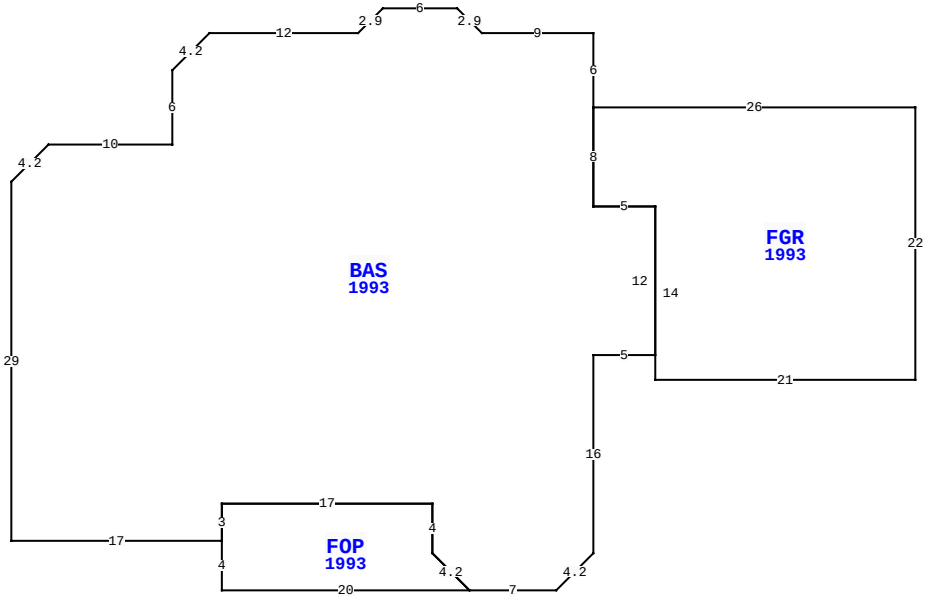
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,869	100	1,869	317,928
FGR	502	55	276	46,949
FOP	124	30	37	6,294
TOTALS	2,495		2,182	371,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,182	127.4196	191.13	417,046	1993	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2021 Heated Area: 1869 HX Base Yr 2021



1007 OCEANVIEW CT, FERNANDINA BEACH

BLD DATE		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		371,171
TOTAL MARKET OB/XF VALUE		26,100
TOTAL LAND VALUE - MARKET		281,250
TOTAL MARKET VALUE		678,521
SOH/AGL Deduction		197,962
ASSESSED VALUE		480,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,559
TOTAL JUST VALUE		678,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090318	RE-ROOF	11,000	03/11/2009
990655	FENCE AROUND POOL	1,800	06/14/1999
985061	SWIM POOL	25,538	03/01/1999
7706	NEW CONSTR	93,030	05/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1427	9/12/2019	WD	Q	I	01	599,500
GRANTOR: DOUGLAS ANDREW J & DE						
GRANTEE: NANU ARUN & ROBIN (						
1812/0542	8/27/2012	WD	Q	I	02	350,000
GRANTOR: CLERY DENISE P						
GRANTEE: DOUGLAS ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 BAS=[YR=1993] N6 W9 L2 U2 W6 D2 L2 W12 L3 D3 S6 W10 L3 D3 S29 E17 FOP=[YR=1993] S4 E20 U3 L3 N4 W17 S3$ N3 E17 S4 R3 D3 E7 U3 R3 N16 E5 N12 W5 N8$ S8 E5 S14 E21 N22$.

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	0810	CONCRETE A	0	100	48	16	768.00	SF	6.50	6.50	100	1993	1993	3	66	3,295	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1993	1993	3	66	1,030	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	1999	1999	3	23	10,010	
5	0471	VINYL FNC	0	100	0	0	97.00	LF	32.00	32.00	100	2003	2003	3	61	1,893	
6	0479	VF PICKET	0	100	0	0	113.00	LF	10.00	10.00	100	2003	2003	3	61	689	
7	0820	WOOD WALK	0	100	0	0	256.00	SF	11.75	11.75	100	1999	1999	3	40	1,203	
8	0845	KOOL DECK	0	100	0	0	900.00	SF	7.25	7.25	100	1999	1999	3	77	5,024	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	

LAND DESCRIPTION

TOTAL OB/XF 26,100

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/06/2024 BY SYS