



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	15	HARDTILE 70
Interior Floo	14	CARPET 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

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Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	345,942
FGR	600	55	330	60,691
FOP	228	30	68	12,506
FSP	157	40	63	11,587
UAT	286	10	29	5,334

TOTALS	3,152		2,371	436,060
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	868.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

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

REVIEW DATE	10/29/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,371	128.3898	192.58	456,607	1994	2013	0	0	4.50	95.50
1 SFR CUST - 100% - 2023											
Heated Area: 1881											
HX Base Yr 2023											

1009 OCEANVIEW CT, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
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ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1994	1994	3	68	3,837	
100	1994	1994	3	76	2,660	
100	1994	1994	3	20	200	

TOTAL OB/XF											
6,697											

Total Acres: 0.00	Total Land Value: 281,250	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		436,060	
TOTAL MARKET OB/XF VALUE		6,697	
TOTAL LAND VALUE - MARKET		281,250	
TOTAL MARKET VALUE		724,007	
SOH/AGL Deduction		0	
ASSESSED VALUE		724,007	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		674,007	
TOTAL JUST VALUE		724,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		704,540	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090529	RE-ROOF W/30YR AR	4,400	04/29/2009
990004	RESIDE HOUSE	85,715	03/10/1999
8082	NEW CONSTR	85,715	01/06/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2566/1804	6/01/2022	WD Q	Q	I	01
GRANTOR: IRESABAL CHRISTOPHER					
GRANTEE: WHITAKER NATHANIEL					
1991/1895	7/15/2015	WD Q	Q	I	01
GRANTOR: LUKEFAHR STEPHEN & JE					
GRANTEE: IRESABAL CHRISTOPHE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W15 S9 W8 FSP=[YR=2008] W22 S8 E19 N5 R3 U3 \$ D3 L3 S5 W19 N11 W14 S30 E14 S7 FOP=[YR=1994] S10 E30 FGR=[YR=1994] S12 E20 N30 W20 S18\$ N6 W7 L4 U4 W6 L4 D4 W5 U4 L4 \$ R4 D4 E5 U4 R4 E6 D4 R4 E7 N12 E15 N35\$ PTR=N15 UAT=[YR=1994] N26 E11 S26 W11\$ S15\$.									