LOT 38
IN OR 1568/1574
SEA ISLAND PLANTATION PB 5/275

MORSELANDER KENNETH & SHARON
1008 OCEANWALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0038-0000

BUILDING CHARACTERISTICS

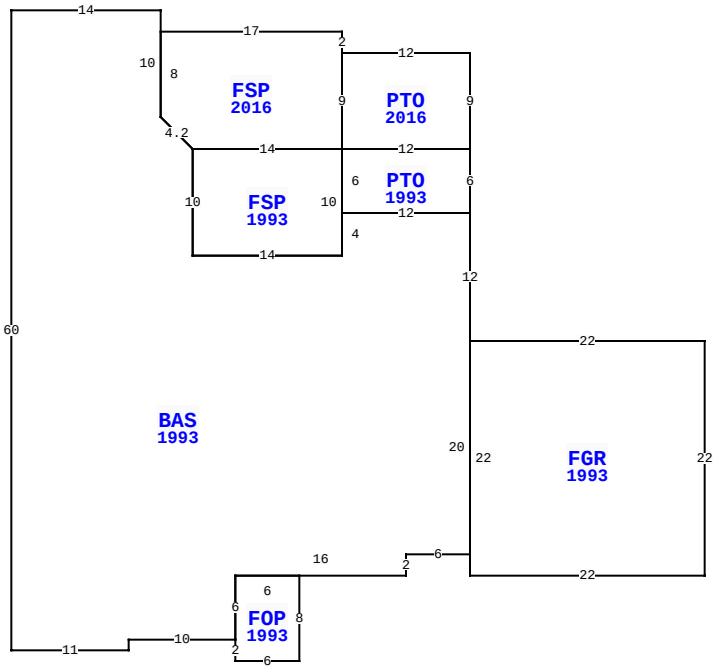
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,820	100	1,820	289,023
FGR	484	55	266	42,241
FOP	48	30	14	2,223
FSP	140	40	56	8,893
FSP	183	40	73	11,592
PTO	72	5	4	635
PTO	108	5	5	794
TOTALS	2,855		2,238	355,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,238	124.1856	186.28	416,895	1992	1992	0	0	0	14.75	85.25

1 SFR CUST – 100% - 2014 Heated Area: 1820 HX Base Yr 2014



1008 OCEANWALK 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		355,403
TOTAL MARKET OB/XF VALUE		11,989
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		592,392
SOH/AGL Deduction		274,590
ASSESSED VALUE		317,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,802
TOTAL JUST VALUE		592,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160390	SCRNPORCH	4,151	02/15/2016
20081320	XFOB	1,025	08/21/2008
7243	NEW CONSTR	88,960	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/1574	5/29/2008	WD	Q	I		425,000
GRANTOR: SHEA FAY J						
GRANTEE: MORSELANDER KENNETH						
0668/1535	10/23/1992	WD	Q	I		120,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: SHEA JOHN JR & FAY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] N12 PTO=[YR=1993] N6 PTO=[YR=2016] N9 W12 FSP=[YR=2016] N2 W17 S8 D3 R3 FSP=[YR=1993] S10 E14 N10 W14$ E14 N9$ S9 E12$ W12 S6 E12$ W12 S4 W14 N10 U3 L3 N10 W14 S60 E11 N1E10 FOP=[YR=1993] S2 E6 N8 W6 S6$ N6E16 N2 E6 N20$ S22 E22 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	8	12	96.00	SF	6.50	6.50	100	2000	2000	3	79	493	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2000	2000	3	79	385	
3	0855	CONC PAVER	0	100	0	0	1,221.00	SF	10.00	10.00	100	2010	2010	3	91	11,111	

LAND DESCRIPTION

TOTAL OB/XF 11,989

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS