



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	1080.00
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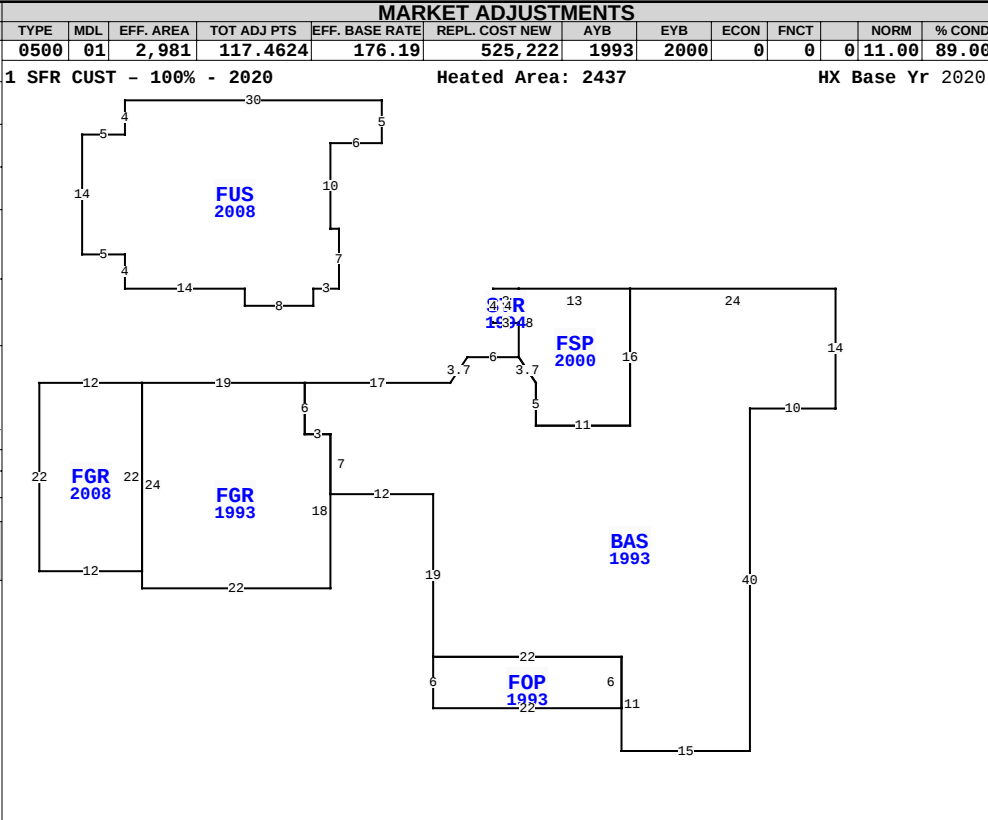
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1,786	280,061
FGR	510	55	280	43,906
FGR	264	55	145	22,738
FOP	132	30	40	6,273
FSP	195	40	78	12,231
FUS	651	100	651	102,083
STR	12	10	1	157

TOTALS	3,550		2,981	467,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	55	16	880.00	SF	6.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	
4	0810	CONCRETE A	0 100	0	0	526.00	SF	6.50	
5	1242	WD DECK A	0 100	0	0	21.00	SF	10.00	
6	0810	CONCRETE A	0 100	4	24	96.00	SF	6.50	

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	05/12/2019	BY	KBA
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1001 OCEANWALK CT, FERNANDINA BEACH	BLD DATE 03/30/2009	KK	LGL DATE	
	XF DATE		LAND DATE	08/01/2023
	INC DATE		AG DATE	MLU

L N	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	55	16	880.00	SF	6.50	6.50	100	1993	1993	3	66	3,775	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	1993	1993	3	66	541	
4	0810	CONCRETE A	0 100	0	0	526.00	SF	6.50	6.50	100	2000	2000	3	79	2,701	
5	1242	WD DECK A	0 100	0	0	21.00	SF	10.00	10.00	100	2000	2000	3	20	42	
6	0810	CONCRETE A	0 100	4	24	96.00	SF	6.50	6.50	100	2005	2005	3	86	537	

TOTAL OB/XF										10,186									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				467,448	
TOTAL MARKET OB/XF VALUE				10,186	
TOTAL LAND VALUE - MARKET				225,000	
TOTAL MARKET VALUE				702,634	
SOH/AGL Deduction				373,641	
ASSESSED VALUE				328,993	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				273,993	
TOTAL JUST VALUE				702,634	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				681,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110631	REPAIR/RRF	4,000	04/26/2011
20051635	OTHER	1,000	04/19/2005
20051408	CHNGE SRVC	2,000	03/15/2005
20051377	H/AC	6,000	03/09/2005
20051342	REMODEL	1,000	03/03/2005
20051199	CHNGE SRVC	2,000	02/09/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2614/0109	1/17/2023	WD	U	I	11

GRANTOR: HARDY LISA M	
GRANTEE: WHITEMAN AVA & VIRG	
0959/1586	11/28/2000 WD Q I 254,900
GRANTOR: VENNES DALE D & CAROL	
GRANTEE: HARDY JEFFERSON W &	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 FSP=[YR=2000] W13 STR=[YR=1994] W3S4E3N4\$ S8 D3 R2 S5 E11 N16\$ S16 W11 N5 U3 L2 W6 D3 L2 W17 FGR=[YR=1993] W19 FGR=[YR=2008] W12 S22 E12 N22\$ S24 E22 N18 W3 N6\$ S6E3 S7 E12 S19 FOP=[YR=1993] S6 E22 N6 W22\$ E22 S11 E15 N40 E10 N14\$ PTR=W58 FUS=[YR=2008] N7W1N10 E6N5W30S4W5 S14E5S4E14S2E8N2E3\$ E58\$.	