

LOT 44
IN OR 2033/1818
SEA ISLAND PLANTATION PB 5/275

GILLETTE NICKEY E & KIMBERLY S
1005 OCEAN WALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0044-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 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	1,845	100	1,845	299,599
FGR	572	55	315	51,151
FOP	96	30	29	4,709
FOP	144	30	43	6,983
FOP	77	30	23	3,735

TOTALS 2,734 2,255 366,176

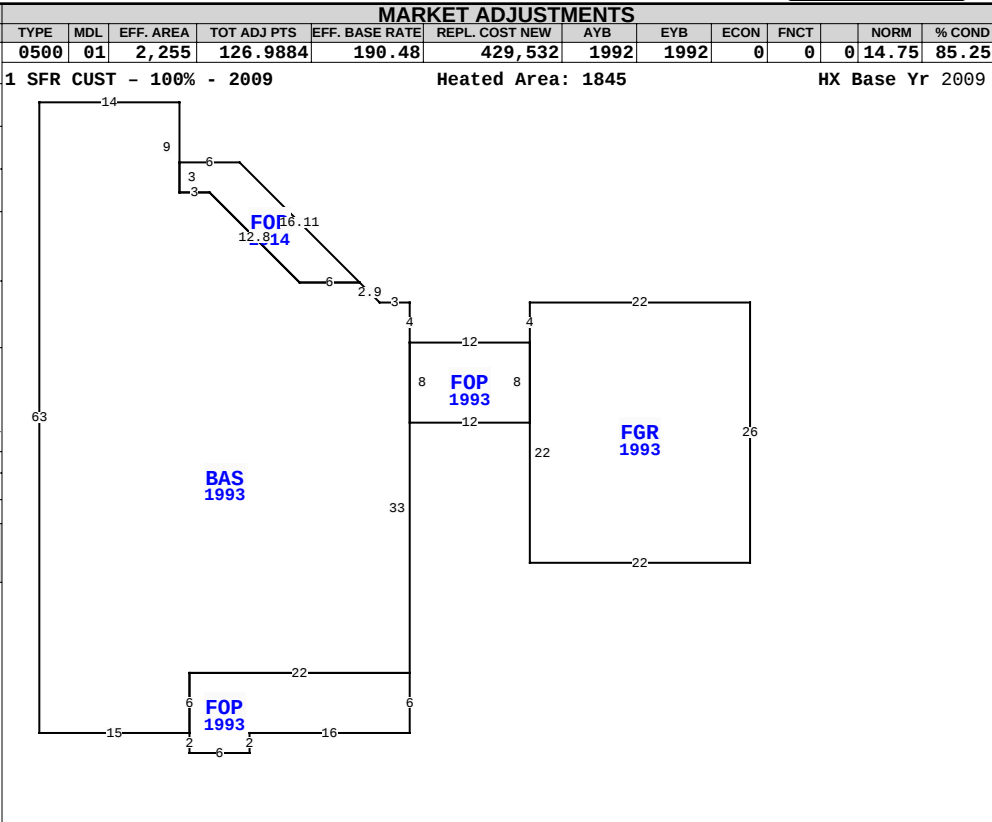
EXTRA FEATURES

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	0	0	1,209.00	SF	6.50	6.50	100	1992	1992	3	64	5,029	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2000	2000	3	79	385	
4	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2012	2012	3	83	1,328	
5	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2014	2014	3	75	22,950	
6	0855	CONC PAVER	0	100	0	0	652.00	SF	10.00	10.00	100	2014	2014	3	95	6,194	
7	1242	WD DECK A	0	100	0	0	525.00	SF	10.00	10.00	100	2014	2014	3	65	3,413	
8	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50	7.50	100	2014	2014	3	75	1,013	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 10/30/2019 BY DJA



1005 OCEANWALK CT, FERNANDINA BEACH

BLD DATE 03/25/2009 KK LGL DATE 08/01/2023 MLU

XF DATE INC DATE

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 366,176

TOTAL MARKET OB/XF VALUE 42,832

TOTAL LAND VALUE - MARKET 225,000

TOTAL MARKET VALUE 634,008

SOH/AGL Deduction 300,845

ASSESSED VALUE 333,163

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 283,163

TOTAL JUST VALUE 634,008

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 618,213