

BLK 243 TRACT C & E1/2 TRACT D
OF LOT 10
CITY OF FDNA BEACH S/D OF

OMAN FAMILY TRUST/OMAN RALPH TRUSTEE
1326 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-10D1



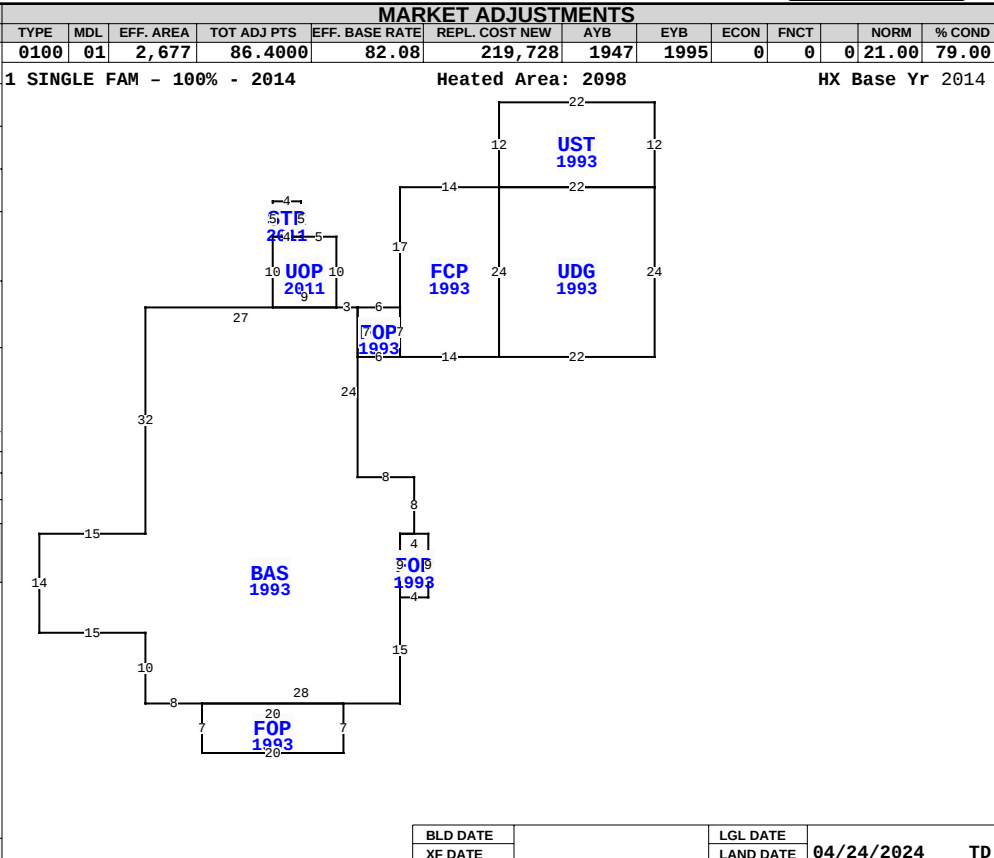
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	136,041
FCP	336	25	84	5,447
FOP	36	30	11	713
FOP	42	30	13	843
FOP	140	30	42	2,723
STR	20	10	2	130
UDG	528	55	290	18,804
UOP	90	20	18	1,167
UST	264	45	119	7,717
TOTALS	3,554		2,677	173,585

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0825	BRICK	0	100	0	0	44.00	SF	20.63	20.63	
3	0810	CONCRETE A	0	100	0	0	3,578.00	SF	6.50	6.50	
4	0801	ASPHALT A	0	100	97	8	776.00	SF	1.50	1.50	
5	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0855	CONC PAVER	0	100	0	0	472.00	SF	7.00	7.00	
8	0476	VF 6 SBPL	0	100	0	0	331.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	100	0003	MU-1			19,608.00	SF	1.00



TOTAL OB/XF											
53,231											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						173,585					
TOTAL MARKET OB/XF VALUE						53,231					
TOTAL LAND VALUE - MARKET						490,200					
TOTAL MARKET VALUE						717,016					
SOH/AGL Deduction						429,464					
ASSESSED VALUE						287,552					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						237,552					
TOTAL JUST VALUE						717,016					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						495,978					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131199	SWIM POOL	36,000	05/28/2013
20111412	REPLACE BACK PORC	1,900	08/18/2011
20111414	REPLACE 1 WINDOW	900	08/17/2011
20111414	REPAIR/RRF	900	08/17/2011
20110440	H/AC	2,000	03/29/2011
20110218	WOOD FENCE	5,000	02/14/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/876	3/28/2024	WD	Q	I	01	100	
GRANTOR:OMAN RALPH							
GRANTEE:OMAN FAMILY TRUST							
1631/0855	7/17/2009	WD	Q	I	01	238,000	
GRANTOR:HOSHALL CLARK V DMD							
GRANTEE:OMAN RALPH & ANNE H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W22S12 FCP=[YR=1993] W14S17 FOP=[YR=1993] W6 BAS=[YR=1993] W3 UOP=[YR=2011] N10W5 STR=[YR=2011] N5W4S5E4S W4S10 E9S W27 S32 W15S14 E15 S10 E8 FOP=[YR=1993] S7 E20 N7 W20 \$ E28 N15 FOP=[YR=1993] E4 N9W4 S9 \$ N9 E2 N8 W8 N24 \$ S7 E6 N7\$ S7E14 N24\$UDG=[YR=1993] S24 E22N24W22\$E22 N12\$.											