LOT 13
OCEANSIDE #1 PB 5/321

PITTARI FAMILY LIVING TRUST/PITTARI JOHN J TRUSTEE
1875 OCEANSIDE LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1520-0013-0000

BUILDING CHARACTERISTICS

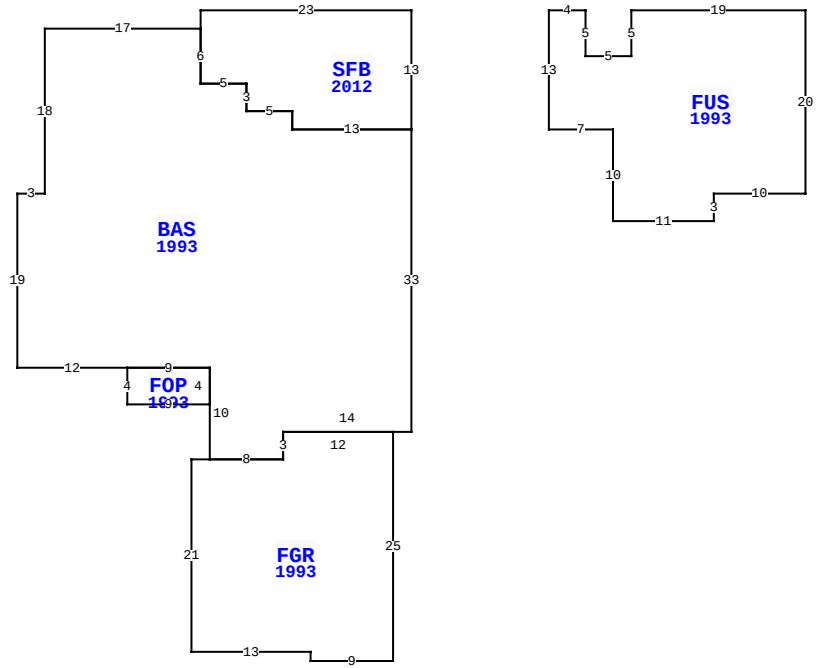
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	260,537
FGR	507	55	279	48,557
FOP	36	30	11	1,914
FUS	519	100	519	90,327
SFB	264	80	211	36,722
TOTALS	2,823		2,517	438,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,517	138.1248	207.19	521,497	1991	1991	0	0	0	16.00	84.00

1 SFR CUST – 100% - 1997 Heated Area: 2227 HX Base Yr 1997



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

1875 OCEANSIDE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		438,057
TOTAL MARKET OB/XF VALUE		9,711
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		847,768
SOH/AGL Deduction		532,696
ASSESSED VALUE		315,072
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		260,072
TOTAL JUST VALUE		847,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217649	H/AC	0	10/01/2012
7321	NEW CONSTR	99,000	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1165	3/25/2021	WD	U	I	11	100
GRANTOR: PITTARI JOHN J						
GRANTEE: PITTARI FAMILY LIVI						
2343/0215	2/28/2020	TD	U	I	11	100
GRANTOR: PITTARI JOHN J LIVING						
GRANTEE: PITTARI JOHN J & PA						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W23 S2 BAS=[YR=1993] W17 S18 W3 S19 E12 FOP=[YR=1993] S4 E9 N4 W9 $ E9 S10 FGR=[YR=1993] W2S21 E13S1E9 N25 W12 S3 W8$ E8 N3 E14 N33 W13 N2 W5 N3W5 N6$ S6 E5 S3 E5 S2 E13 N13$PTR=E15 FUS=[YR=1993] E4 S5 E5 N5 E19 S20 W10 S3 W11 N10 W7 N13$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0812	CONCRETE C	0	100	0	0	1,148.00	SF	4.00	4.00	100	1991	1991	3	62	2,847	
3	0825	BRICK	0	100	0	0	470.00	SF	12.50	12.50	100	1999	1999	3	93	5,464	

LAND DESCRIPTION

TOTAL OB/XF 9,711

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS