LOT 15
OCEANSIDE #1 PB 5/321

JACOBS GRADY L JR & VELMA R AB LIVING TRUST
12548 SIR CHRISTOPHERS CV
AUSTIN, TX 78729

2024

00-SB-30-1520-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

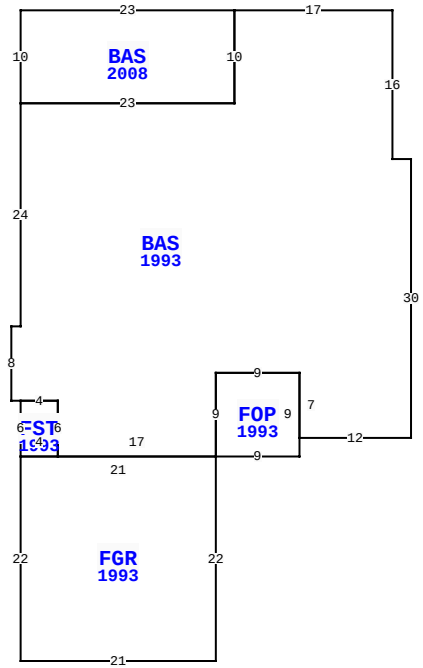
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,633	100	1,633	306,706
BAS	230	100	230	43,198
FGR	462	55	254	47,706
FOP	81	30	24	4,508
FST	24	55	13	2,442
TOTALS	2,430		2,154	404,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,154	144.7538	217.13	467,698	1991	1996	0	0	0	13.50	86.50

1 SFR CUST – 0% - 2024 Heated Area: 1863 HX Base Yr



1872 OCEANSIDE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	404,559
TOTAL MARKET OB/XF VALUE	5,039
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	809,598
SOH/AGL Deduction	0
ASSESSED VALUE	809,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	809,598
TOTAL JUST VALUE	809,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21065	ENCLOSE LANAI	16,000	02/01/2008
7384	NEW CONSTR	79,000	07/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/869	7/25/2023	QC	U	I	11	100
GRANTOR: JACOBS VELMA R						
GRANTEE: JACOBS GRADY L JR &						
0915/1880	1/19/2000	QC	U	I	19	100
GRANTOR: JACOBS PROPERTIES LC						
GRANTEE: JACOBS GRADY L & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2008] W23 S10 E23 N10$ S10 W23 S24 W1 S8 E1 FST=[YR=1993] S6 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E9 N9 W9 S9$ W21$ E4 N6 W4$ E4 S6 E17 N9 E9 S7 E12 N30 W2 N16$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0812	CONCRETE C	0	0	0	0	1,044.00	SF	4.00	4.00	100	1991	1991	3	62	2,589	

LAND DESCRIPTION

TOTAL OB/XF 5,039

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	0		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