LOTS 36 37 38
IN OR 1935/1497
MARLIN PARK SUB PB 3/14

AVERA DEBORAH S/WATSON ANTHONY F
124 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0380-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

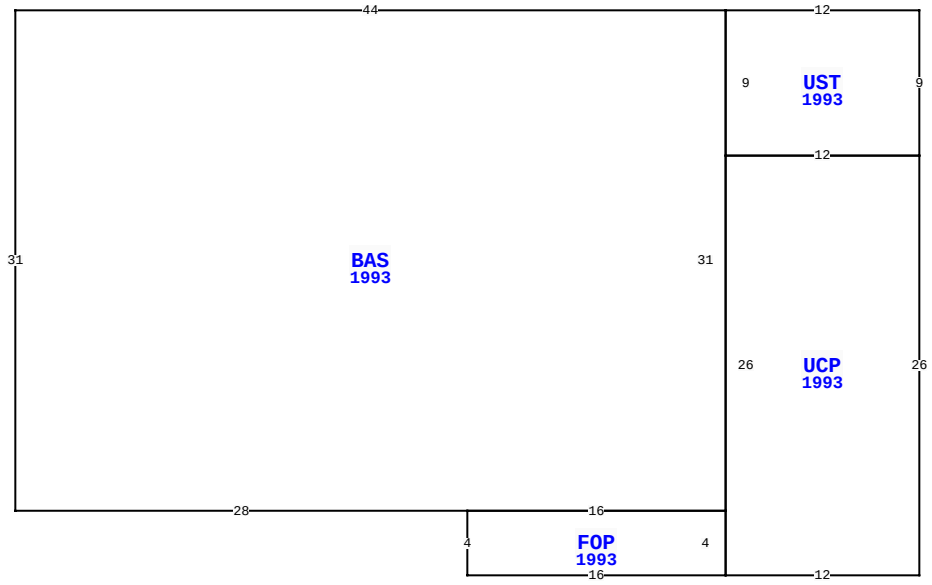
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1993	1,364	121,097
FOP	64	30	1993	19	1,687
UCP	312	20	1993	62	5,505
UST	108	45	1993	49	4,350
TOTALS	1,848			1,494	132,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	130.5600	130.56	195,057	1968	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 1364 HX Base Yr



795 WALL ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	132,639
TOTAL MARKET OB/XF VALUE	5,780
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	318,419
SOH/AGL Deduction	63,655
ASSESSED VALUE	254,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,764
TOTAL JUST VALUE	318,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B852582	REROOF	1,200	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/1497	7/21/2014	WD	U	I	11	100
GRANTOR: BUNCH SARA JANE ETAL						
GRANTEE: AVERA DEBORAH S & A						
1928/1794	7/21/2014	WD	U	I	37	80,000
GRANTOR: BUNCH SARAH JANE ETAL						
GRANTEE: AVERA DEBORAH S & A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W44 S31 E28 FOP=[YR=1993] S4E16 UCP=[YR=1993] E12 N26 W12 S26$ N4 W16$ E16 N31$ S9 E12 N9$.

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	0810	CONCRETE A	0	0	0	0	1,560.00	SF	6.50	6.50	100	1990	1990	3	57	5,780	

LAND DESCRIPTION

TOTAL OB/XF 5,780

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	RES	0		RSF-	2100.00	150.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS