

5-2N-28 LOT 29 & S-4 OF LOT 30
IN OR 2126/455
EX ESMT OR 258/189

WALKER JAMES A JR & JUNE J
715 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

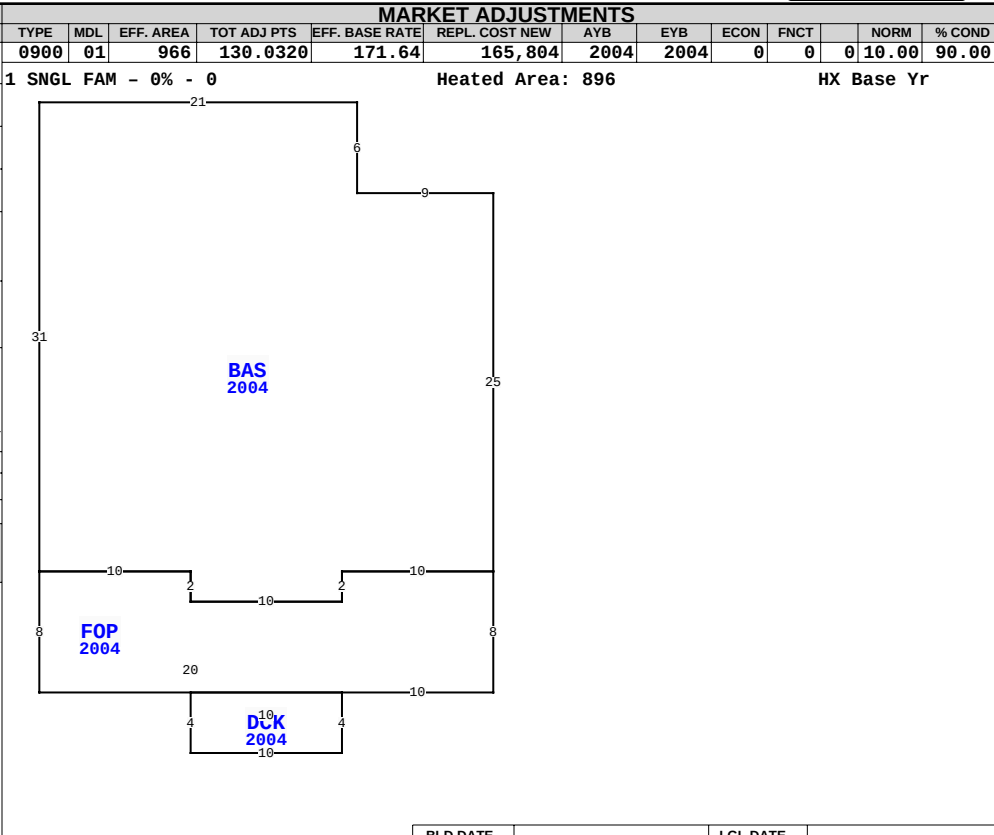
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2004	896	138,410
DCK	40	10	2004	4	618
FOP	220	30	2004	66	10,195
TOTALS	1,156			966	149,224

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0462	ST/AL FNC	0	0	0	0	1,324.00	SF	10.00	10.00	100	2017	2017	3	81	10,724	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2004	2004	3	21	1,008	
3	0810	CONCRETE A	0	0	0	0	398.00	SF	6.50	6.50	100	2004	2004	3	83	2,147	
4	0446	BOX FNC 6'	0	0	0	0	1,078.00	LF	20.00	20.00	100	2004	2004	3	21	4,528	
5	0810	CONCRETE A	0	0	0	0	41.00	SF	6.50	6.50	100	2004	2004	3	83	221	
6	0446	BOX FNC 6'	0	0	0	0	17.00	LF	20.00	20.00	100	2004	2004	3	21	71	
7	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2004	2004	3	21	67	
8	0446	BOX FNC 6'	0	0	0	0	19.00	LF	20.00	20.00	100	2004	2004	3	21	80	
9	0825	BRICK	0	0	0	0	520.00	SF	12.50	12.50	100	2004	2004	3	95	6,175	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C
3	000100	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF		
TOT LND UTS	UNIT TYPE	D T
1.00	AC	1.00
3.50	AC	1.00
1.70	AC	1.00

NASSAU COUNTY PROPERTY		
PAGE 1 of 2	8	
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	226,862	
TOTAL MARKET OB/XF VALUE	25,021	
TOTAL LAND VALUE - MARKET	1,461,600	
TOTAL MARKET VALUE	1,713,483	
SOH/AGL Deduction	638,352	
ASSESSED VALUE	1,075,131	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,075,131	
TOTAL JUST VALUE	1,713,483	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,633,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310889	NEW CONSTR	2,500	01/01/2003
B0209471	REMODEL	62,066	03/01/2002
B0209472	GARAGE	70,356	03/01/2002
7888	CHNGE SRVC	1,000	12/30/1991
6861	REPAIR/RRF	1,100	11/21/1990

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2126/0455	6/12/2017	WD Q I 01
GRANTOR: LANE GREGORY R	GRANTEE: WALKER JAMES A JR &	
0989/1058	6/04/2001	WD Q I
GRANTOR: LANDRESS MARTHA I & M	GRANTEE: LANE GREGORY R	

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2004]	E21 S6 E9 S25 FOP=[YR=2004]	S8 W10
DCK=[YR=2004]	S4 W10N4 E10 \$ W20 N8 E10 S2 E10 N2 E10 \$ W10	S2 W10 N2 W10 N31 \$.

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