

BLK 27 LOT 8
IN OR 1972/98
ASKINS OCEAN CITY BEACH R/P OF

ONE PARTICULAR HARBOR TRUST/STEFFES EMILY K TRUSTE
105 OSPREY COVE LANE
PONTE VEDRA, FL 32082

2025

00-00-31-1041-0027-0080



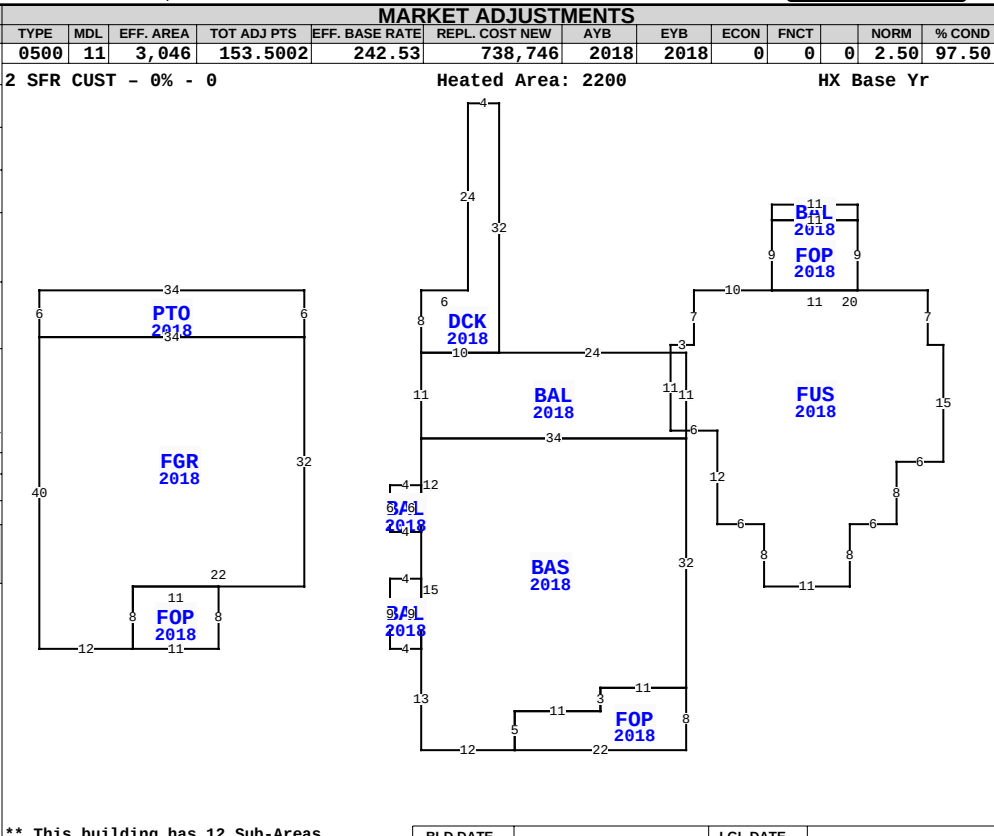
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	22	15	2018	3	710
BAL	24	15	2018	4	946
BAL	36	15	2018	5	1,183
BAL	374	15	2018	56	13,242
BAS	1,217	100	2018	1,217	287,780
DCK	176	10	2018	18	4,257
FGR	1,184	55	2018	651	153,940
FOP	88	30	2018	26	6,148
FOP	99	30	2018	30	7,094
FOP	143	30	2018	43	10,168
TOTALS	4,550			3,046	720,277

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	737.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00



** This building has 12 Sub-Areas

946 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	97	7,149	

TOTAL OB/XF									
7,149									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2				
Tax Dist:					BUILDING MARKET VALUE				
TOTAL MARKET OB/XF VALUE					720,277				
TOTAL LAND VALUE - MARKET					950,000				
TOTAL MARKET VALUE					1,677,426				
SOH/AGL Deduction					55,786				
ASSESSED VALUE					1,621,640				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,621,640				
TOTAL JUST VALUE					1,677,426				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,519,464				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163178	CO ISSUED	0	02/20/2018
20163178	NEW CONSTR	310,625	11/17/2016
20160920	DEMOLITION	0	04/06/2016
20140686	KITCHREM	12,000	04/09/2014
20110825	H/AC	3,600	05/27/2011
20110666	REMODEL	2,500	05/02/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1972/0098	4/02/2015	WD	Q	I	01	647,800	
GRANTOR: ATKINSON JOEL MICHAEL							
GRANTEE: ONE PARTICULAR HARB							
1972/0096	4/02/2015	WD	U	I	11	100	
GRANTOR: ATKINSON JANET A ET A							
GRANTEE: ATKINSON JOEL MICHA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

PTO=[YR=2018] W34 S6 FGR=[YR=2018] S40 E12 FOP=[YR=2018] E11 N8 W11 S8\$ N8 E22 N32 W34\$ E34 N6\$ PTR=E15 DCK=[YR=2018] E6 N24 E4 S32 BAL=[YR=2018] E24 S11 BAS=[YR=2018] S32 FOP=[YR=2018] S8 W22 N5 E11 N3 E11\$ W11 S3 W11 S5 W12 N13 BAL=[YR=2018] W4 N9 E4 S9 \$ N15 BAL=[YR=2018] W4 N6 E4 S6\$ N12 E34\$ W34 N11 E10\$ W10 N8\$ W15\$ PTR=E50 FUS=[YR=2018] E10 FOP=[YR=2018] N9 BAL=[YR=2018] N2 E11 S2 W11\$ E11 S9 W11\$ E20 S7 E2 S15 W6 S8 W6 S8 W11 N8 W6 N12 W6 N11 E3 N7\$ W50\$.