LOT 28 OF FERREIRA'S R/P OF
FDNA BEACH PBK 2/34 & PT GOVT
LOTS 19 & 20 OF SEC 9-3N-29E

REEVES HULIN JR
1129 OCEAN AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-126A-0028-0000

BUILDING CHARACTERISTICS

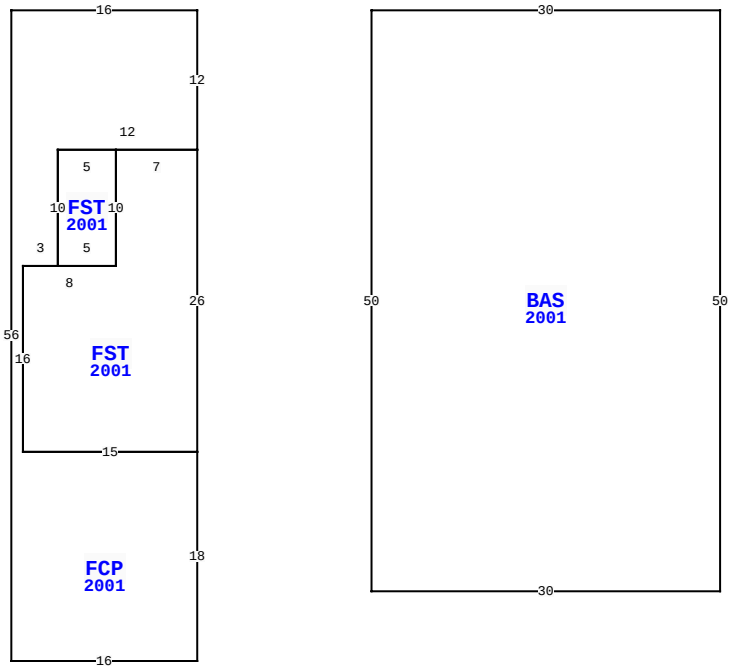
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2001	1,500	253,330
FCP	536	25	2001	134	22,631
FST	50	55	2001	28	4,729
FST	310	55	2001	170	28,711
TOTALS	2,396			1,832	309,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,832	120.1000	189.76	347,640	2001	2001	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2015 Heated Area: 1500 HX Base Yr 2015



1129 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,400
TOTAL MARKET OB/XF VALUE		9,199
TOTAL LAND VALUE - MARKET		1,152,500
TOTAL MARKET VALUE		1,471,099
SOH/AGL Deduction		828,697
ASSESSED VALUE		642,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		591,680
TOTAL JUST VALUE		1,471,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,307,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012745	NEW CONSTR	6,000	07/08/2002
20010801	NEW CONSTR	150,000	04/27/2001
5524	DEMOLITION	0	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1805/1787	7/27/2012	WD	Q	I	01	575,000
GRANTOR: STUFF JAMES & PATRICI						
GRANTEE: REEVES HULIN JR						
0788/1784	4/01/1997	WD	Q	V		106,000
GRANTOR: LANDI WARREN F						
GRANTEE: STUFF JAMES & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2001] W16 S56 E16 N18 FST=[YR=2001] N26 W7
FST=[YR=2001] W5 S10 E5 N10 $ S10 W8 S16 E15 $ W15N16E3 N10
E12 N12 $ PTR= E15 BAS=[YR=2001] E30 S50 W30 N50 $ 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	1241	WD DECK G	0	100	0	0	780.00	UT	15.53	15.53	100	2001	2001	3	28	3,391	
2	1241	WD DECK G	0	100	24	5	120.00	UT	11.50	11.50	100	2001	2001	3	28	386	
3	1241	WD DECK G	0	100	20	5	100.00	UT	11.50	11.50	100	2001	2001	3	28	322	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	5,100.00	5,100.00	100	2002	2002	3	100	5,100	

LAND DESCRIPTION

TOTAL OB/XF 9,199

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	000120	C	RES OCEAN	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							
2	000100	C	RES	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.90	4,500.00	4,050.00	202,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,152,500 Market: 0 Agricultural: 0 Common: 1,152,500 PRINTED 07/30/2025 BY SYS