LOT 31
IN OR 1127/1687
FERREIRAS REPLAT OF

REGISTER LUCY K
1123 OCEAN AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-126A-0031-0000

BUILDING CHARACTERISTICS

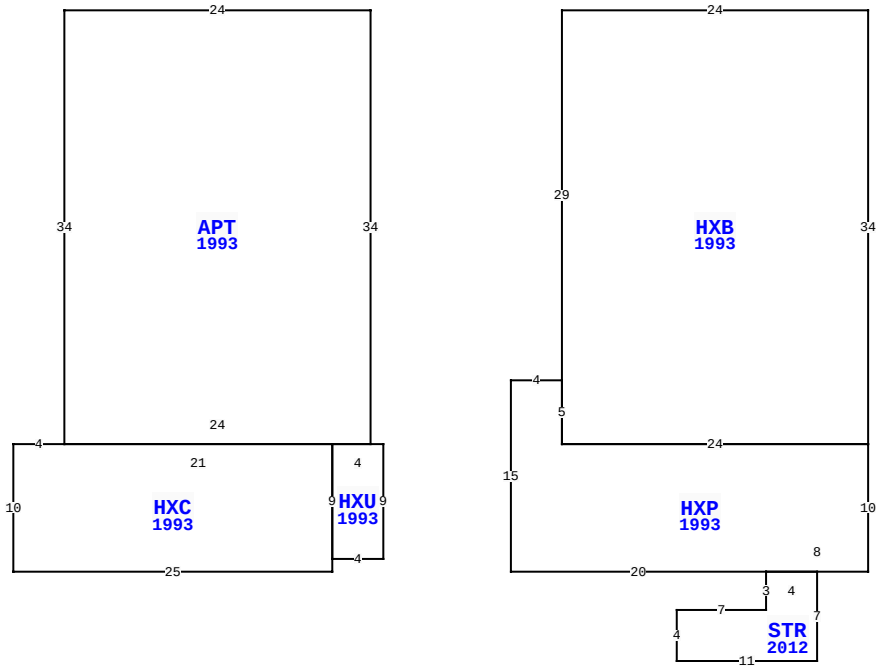
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	816	100	1993	816	140,698
HXB	816	100	1993	816	140,698
HXC	250	25	1993	62	10,690
HXP	300	30	1993	90	15,518
HXU	36	55	1993	20	3,448
STR	56	10	2012	6	1,034
TOTALS	2,274			1,810	312,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,810	156.2100	206.20	373,222	1962	1990	0	0	0	16.38	83.62

1 DUPLEX – 54.61% - 2006 Heated Area: 1632 HX Base Yr 2006



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

1123 OCEAN AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,088
TOTAL MARKET OB/XF VALUE		8,895
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,270,983
SOH/AGL Deduction		834,099
ASSESSED VALUE		436,884
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		381,162
TOTAL JUST VALUE		1,270,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,106,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171496	CARPORT	10,909	05/16/2017
20151599	DCK	12,000	07/09/2015
20121230	RE-ROOF	9,800	06/22/2012
20121207	CHANG AMP	800	06/21/2012
990879	REPAIRS	0	07/19/1999
19972346	RE-ROOF	1,000	12/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1127/1687	4/07/2003	WD	Q	I		350,000
GRANTOR: JACK-MOONEY NOREEN						
GRANTEE: REGISTER JOHNNY & L						
0713/1868	9/13/1994	WD	Q	I		124,100
GRANTOR: KRUER GEORGE R & FLOR						
GRANTEE: MOONEY NOREEN JACK						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24S34 HXC=[YR=1993] W4S10 E25N1 HXU=[YR=1993] E4N9W4S9$ N9W21$ E24N34$ PTR=E15 HXB=[YR=1993] S29 HXP=[YR=1993] W4S15 E20 STR=[YR=2012] S3W7 S4E11N7W4$ E8N10W24N5$ S5E24 N34W24$ 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	0810	CONCRETE A	0	100	40	14	560.00	SF	6.50	6.50	100	1962	1962	3	20	728	
2	0810	CONCRETE A	0	100	17	10	170.00	SF	6.50	6.50	100	1962	1962	3	20	221	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1962	1962	3	20	105	
4	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2019	2019	3	97	2,724	
5	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2019	2019	3	82	5,117	

LAND DESCRIPTION

TOTAL OB/XF 8,895

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	000800	C	MULTI-FAMILY	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							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS