

LOT 32
IN OR 1372/898
FERREIRAS REPLAT OF

VAIL ANNE
1033 OCEAN AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-126A-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 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	789	100	1993	789	125,142
UOP	20	20	1993	4	635
UOP	12	20	2003	2	317
UST	21	45	2003	9	1,428
TOTALS	842			804	127,521

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	1980
2	1242	WD DECK A	0 100	0	0	50.00	SF	10.00	10.00	100	2004
3	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	2004
4	1242	WD DECK A	0 100	15	12	180.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	100	0002	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	804	118.9100	187.88	151,056	1940	1990	0	0	15.58	84.42
1 SFR CUST - 100% - 2019 Heated Area: 789 HX Base Yr 2019											
1033 OCEAN AVE, FERNANDINA BEACH											
BLD DATE 03/21/2014 KK LGL DATE 04/24/2025 MLU											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										127,521	
TOTAL MARKET OB/XF VALUE										1,163	
TOTAL LAND VALUE - MARKET										950,000	
TOTAL MARKET VALUE										1,078,684	
SOH/AGL Deduction										690,770	
ASSESSED VALUE										387,914	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										337,192	
TOTAL JUST VALUE										1,078,684	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										922,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051516	REPAIR/RRF	2,000	04/06/2005
20021503	REMODEL	2,000	09/03/2002
B8522	REPAIR/RRF	300	08/25/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1372/0898	12/08/2005	WD	Q	I	06	58,600			
GRANTOR: FISHER GREGORY									
GRANTEE: VAIL ANNE									
0906/0114	11/01/1999	WD	Q	I		155,000			
GRANTOR: PEEPLES WARREN G & LO									
GRANTEE: VAIL ANNE & GREGORY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 N11 W3 UOP=[YR=1993] N4 W5 S4 E5\$ W12UOP=[YR=2003] W3 S4 UST=[YR=2003] S7 E3 N7 W3\$ E3 N4\$ S11 W11 S12 E10 S12 E16 N12 E10 N12\$.											

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