

VAN HAREN LINDA M
1031 B OCEAN AV
FERNANDINA BEACH, FL 32034

00-00-31-126A-0033-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall23REINF CONC 60

Exterior Wall10ABOVE AVG 40

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall06CUST PANEL 90

Interior Wall05DRYWALL 10

Interior Floo12HARDWOOD 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms022 100

Bathrooms2.5 100

Frame07SPECIAL 100

Stories3.3 100

Units0 100

BUD8 Adjustme02DIST FB 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1050.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAL201519933671

BAS5681001993568127,104

FCP42825199310723,944

FOP52301993163,581

FOP78301993235,147

FOP130301993398,727

FST52551993296,490

FUS7101001993710158,880

UCP140201993286,266

UCP2282019934610,294

TOTALS2,4841,585354,683

TYPEMDLEFF. AREATOT ADJ PTS

0320121,585246.7156

EFF. BASE RATE

246.72

REPL. COST NEW

391,051

AYB

1982

EYB

2005

ECON

0

FNCT

0

NORM

9.30

% COND

90.70

1 TOWNHOUSE - 100% - 2012

Heated Area: 1278

HX Base Yr 2012

UCP
1993

BAS
1993

FUS
1993

FCP
1993

FOP
1993

UOP
1993

BAL
1993

QUALITY

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1050.00

** This building has 11 Sub-Areas

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/24/2025

MLU

EXTRA FEATURES

1031 OCEAN AVE B, FERNANDINA BEACH

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

25.00

100.00

25.00

FF

1.00

1.00

1.40

19,000.00

26,600.00

665,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 665,000

Market: 0

Agricultural: 0

Common: 665,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

354,683

0

665,000

1,019,683

686,531

333,152

50,722

282,430

1,019,683

0

898,801

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20071430

REMODEL

2,000

08/01/2007

20071406

H/AC

5,500

07/30/2007

20070832

ELEC OTHER

450

05/15/2007

20070765

ADDITION

30,000

05/01/2007

20070455

ELEC OTHER

3,500

03/15/2007

20061979

H/AC

5,500

08/24/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2019/1248

11/23/2015

QC

U

I

11

100

GRANTOR: VAN HAREN KEVIN B & L

GRANTEE: VAN HAREN LINDA M

1741/1043

5/31/2011

WD

Q

I

02

430,000

GRANTOR: KNOX LYNN C

GRANTEE: VAN HAREN KEVIN B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20S31 FOP=[YR=1993] S13E10 UOP=[YR=1993] E6N8

BAL=[YR=1993] E4N5W4S5\$ N5W6S13\$ N13W10\$ E20N4 FOP=[YR=1993]

N13W4S13E4\$ W4N13E4N14 \$ PTR=W35 UCP=[YR=1993] W20S7

FCP=[YR=1993] S24 UCP=[YR=1993] S13 E16N8 E4N5W20\$ E20N9

FST=[YR=1993] N13W4 S13E4\$ W4N13E4N2W20\$ E20N7\$ E35\$ PTR=E15

FUS=[YR=1993] S42E10 FOP=[YR=1993] E6N13W6S13\$ N13E10N29 W20\$ W15\$.