

LOT 72
IN OR 2115/1234
GA FDNA BEACH SUB PB 2/35

JOHNSON WILLIAM B
837 OCEAN AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	9 100	
Bathrooms	6 100	
Frame	02	WOOD FRAME 100
Stories	2. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800 MULTI-FAMILY	

MAP NUM	MKT AREA		01
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NEIGHBORHOOD/LOC	1050.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,127	100	2001	1,127	138,292
APT	1,127	100	2001	1,127	138,292
BAL	72	15	2001	11	1,350
BAS	973	100	1993	973	119,395
BAS	133	100	2001	133	16,320
BAS	120	100	2008	120	14,725
DCK	26	10	2001	3	368
DCK	26	10	2001	3	368
DCK	40	10	2001	4	491
DCK	82	10	2001	8	981
TOTALS	6,243			4,425	542,983

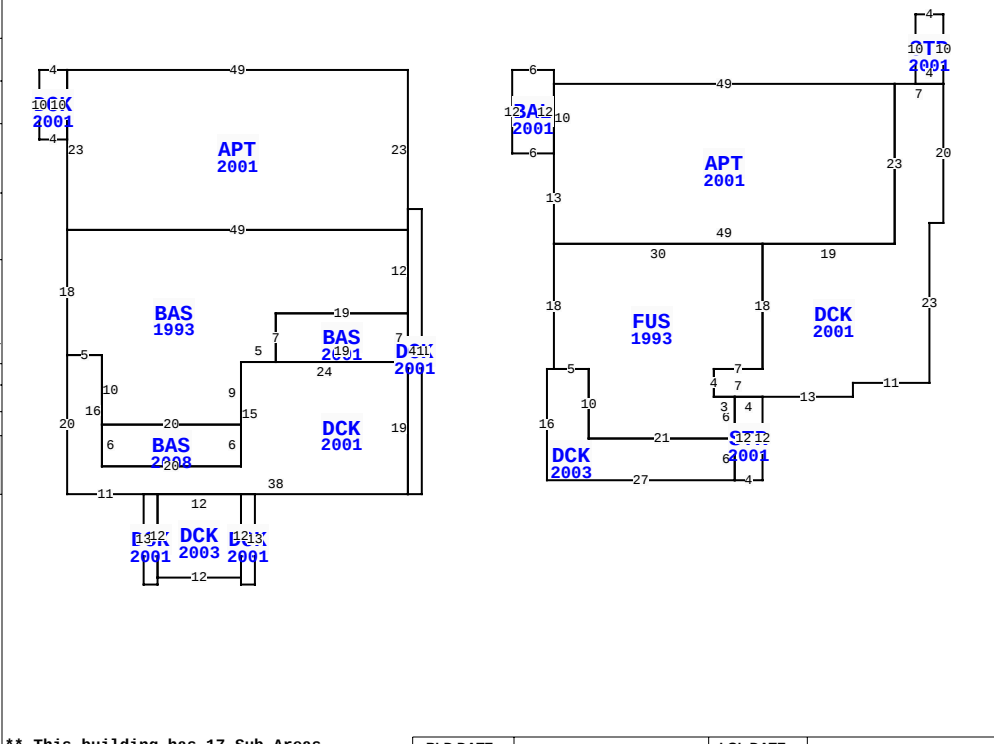
EXTRA FEATURES

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
1	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
3	1242	WD DECK A	0	0	18	16	288.00	SF	10.00	10.00	100	2001	2001	3	20	576	
4	1076	TRELLIS A	0	0	7	7	49.00	SF	7.50	7.50	100	2007	2007	3	44	162	
5	1076	TRELLIS A	0	0	11	11	121.00	SF	7.50	7.50	100	2001	2001	3	25	227	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
7	0820	WOOD WALK	0	0	22	4	88.00	SF	11.75	11.75	100	2001	2001	3	40	414	
8	0476	VF 6 SBPL	0	0	0	0	35.00	LF	32.00	32.00	100	2001	2001	3	52	582	
9	0810	CONCRETE A	0	0	25	19	475.00	SF	6.50	6.50	100	2001	2001	3	79	2,439	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,211,250							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	4,425	105.1600	138.81	614,234	1969	2000	0	0	0	11.60	88.40
1 DUPLEX - 0% - 0				Heated Area: 4218				HX Base Yr				



** This building has 17 Sub-Areas

837 OCEAN AVE U&D, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2025 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Dist:			
BUILD Group: 2					
BUILDING MARKET VALUE				542,983	
TOTAL MARKET OB/XF VALUE				5,011	
TOTAL LAND VALUE - MARKET				1,211,250	
TOTAL MARKET VALUE				1,759,244	
SOH/AGL Deduction				374,444	
ASSESSED VALUE				1,384,800	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,384,800	
TOTAL JUST VALUE				1,759,244	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,542,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEM-2024-0	REMOVE NON-PERMIT	3,500	09/19/2024
20122262	REROOF 50YR SHNGL	3,000	11/05/2012
20040223	H/AC	3,000	02/10/2004
20032497	XFOB	2,000	02/12/2003
990594	ADDITION	70,177	06/08/1999
984534	XFOB	300	11/16/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1234	4/24/2017	PR U	I	19		100
GRANTOR: JOHNSON WILLIAM B (P/						
GRANTEE: JOHNSON WILLIAM B						
0722/1337	1/25/1995	WD U	I	07		100
GRANTOR: MOUM LOIS CASEY						
GRANTEE: JOHNSON JOYCE SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2001] W49 DCK 2001=W4S10 E4 N10\$ S23 BAS=[YR=1993] S18 DCK=[YR=2001] S20 E11 DCK=[YR=2001] S13 E2N1 DCK=[YR=2003] E12 DCK=[YR=2001] S1E2N13W2 S12\$ N12W12S12\$ N12W2\$ E38 DCK=[YR=2001] E2N41W2S41\$ N19 BAS=[YR=2001] N7W19 S7 E19\$ W24 S15 W20N16W5\$ E5S10 BAS=[YR=2008] S6E20 N6W20\$ E20N9E5N7E19N12W49\$ E49 N23\$ PTR=E15 BAL=[YR=2001] S12E6 APT=[YR=2001] S13 FUS=[YR=1993] S18 DCK=[YR=2003] W1S16E27 STR=[YR=2001] E4N12 DCK=[YR=2001] E13N2E11N23E2N20 STR=[YR=2001] N10W4S10E4\$ W7S23W19 S18W7S4E7\$W4S12\$N6W21N10W5\$ E5 S10E21N6W3N4E7N18W30\$ E49N23 W49S10\$ N12W6\$ W15\$.