

LOTS 77 (EX W 23FT) &
LOTS 78 & 76
IN OR 861/871 & OR 1773/1520

RIVERA EUGENIA
827 OCEAN AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		3. 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	1,116	100	1993	1,116	156,318
DCX	152	15	2010	23	3,222
FOP	138	30	1993	41	5,743
FOP	240	30	1993	72	10,085
FOP	240	30	1993	72	10,085
FOP	138	30	2009	41	5,743
FST	80	55	2009	44	6,163
FST	462	55	2009	254	35,578
FST	610	55	2009	336	47,063
FUS	1,250	100	1993	1,250	175,087
TOTALS	4,454			3,252	455,506

** This building has 11 Sub-Areas

827 OCEAN AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2025 MLU

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50
2	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00

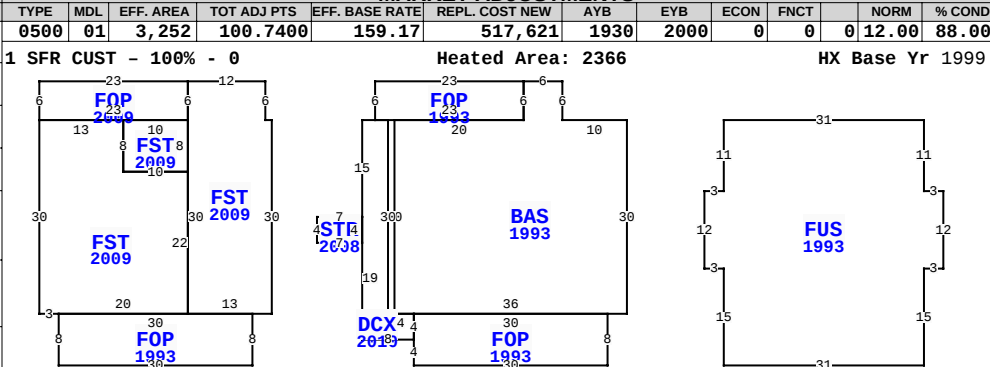
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1960	1960	3	20	382	
100	2021	2021	3	96	5,222	
100	2021	2021	3	96	576	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	RES OCEAN	100	0002	R-2	100.00	88.00	100.00	FF
2	000120	C	RES OCEAN	100	0002	R-2	50.00	100.00	50.00	FF

TOTAL OB/XF										
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.75	19,000.00	14,250.00	1,425,000							
1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 2,375,000 Market: 0 Agricultural: 0 Common: 2,375,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		455,506
TOTAL MARKET OB/XF VALUE		6,180
TOTAL LAND VALUE - MARKET		2,375,000
TOTAL MARKET VALUE		2,836,686
SOH/AGL Deduction		2,303,570
ASSESSED VALUE		533,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,394
TOTAL JUST VALUE		2,836,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,441,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121116	METAL ROOF	12,000	06/13/2012
20081194	H/AC - NO DUCTWOR	7,000	07/24/2008
20080461	ELEC FOR LOWER LE	2,500	03/20/2008
20080378	STUCCO ENTIRE HOM	10,000	03/12/2008
20071678	ELEC.FIXT LOWER L	0	09/06/2007
20070803	144 YARDS OF FILL	0	05/02/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0861/0871	1/05/1999	QC	Q	I	06	100
GRANTOR: JOHNSON RANDY S						
GRANTEE: RIVERA EUGENIA						
0646/0192	1/10/1992	WD	U	I	10	59,400
GRANTOR: JOHNSON ROBT & M B						
GRANTEE: JOHNSON RANDY & E R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W6 FOP=[YR=1993] W23 S6DCX=[YR=2010] W2 S15 STR=[YR=2008] W7 S4 E7 N4 \$ S19 E8 FOP=[YR=1993] S4 E30 N8 W30 S4 \$ N4 W4 N30 W2 \$ E23 N6 \$ S6 W20 S30 E36 N30 \$ PTR= E15 FUS=[YR=1993] E31 S11 E3 S12 W3 S15 W31 N15 W3 N12 E3 N11 \$ W15 \$ PTR= W55 FST=[YR=2009] W1 N6 W12 FOP=[YR=2009] W23 S6 FST=[YR=2009] S30 E3 FOP=[YR=1993] S8 E30 N8 W30\$ E20 N22 W10 N8 W13 \$ E23 N6\$ S6 FST=[YR=2009] W10 S8 E10 N8\$ S30 E13 N30\$ E55\$.