LOT 81
IN OR 1807/95
ESMT OR 1296/1196

LIPHAM RONALD C & LYNDA C
735 OCEAN AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

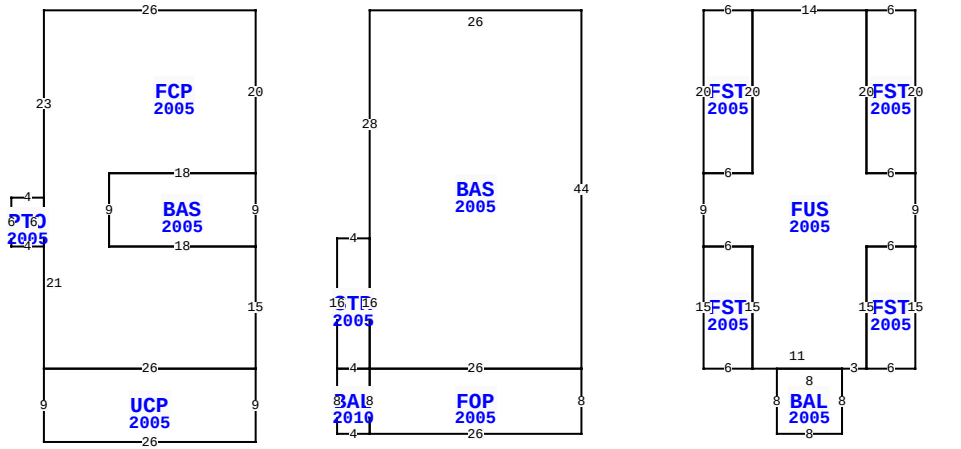
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	64	15	2005	10	1,658
BAL	32	15	2010	5	829
BAS	162	100	2005	162	26,860
BAS	1,144	100	2005	1,144	189,678
FCP	982	25	2005	246	40,787
FOP	208	30	2005	62	10,279
FST	90	55	2005	50	8,290
FST	90	55	2005	50	8,290
FST	120	55	2005	66	10,943
FST	120	55	2005	66	10,943
TOTALS	4,058			2,639	437,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,639	115.3152	182.20	480,826	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2020 Heated Area: 2030 HX Base Yr 2020



** This building has 14 Sub-Areas

735 OCEAN AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		437,552
TOTAL MARKET OB/XF VALUE		5,460
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,393,012
SOH/AGL Deduction		619,401
ASSESSED VALUE		773,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		722,889
TOTAL JUST VALUE		1,393,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,223,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121238	REROOF W/30YR SHN	9,000	06/25/2012
20041892	NC H/AC	5,000	10/15/2004
20041839	PLUMBING NC	5,000	10/12/2004
20041302	NEW CONSTR	250,000	07/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/0095	8/10/2012	WD	Q	I	02	580,000
GRANTOR: KOUFAKIS LOUIS M & SU						
GRANTEE: LIPHAM RONALD C & L						
0692/0560	11/15/1993	WD	U	I	09	140,000
GRANTOR: BUCK JUNE H						
GRANTEE: KOUFAKIS LOUIS & SU						

BUILDING NOTES

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	0855	CONC PAVER	0	100	25	26	650.00	SF	10.00	10.00	100	2005	2005	3	84	5,460	

BUILDING DIMENSIONS

BAS=[YR=2005] W26 S28 STR=[YR=2005] W4S16 BAL=[YR=2010] S8E4 FOP=[YR=2005] E26 N8 W26 S8 $ N8W4$E4N16$ S16E26 N44 $ PTR= E15FST=[YR=2005] E6 FUS=[YR=2005] E14 FST=[YR=2005] E6 S20 W6 N20 $ S20 E6 S9 FST=[YR=2005] S15 W6 N15 E6 $W6 S15 W3 BAL=[YR=2005] S8 W8 N8 E8$ W11 FST=[YR=2005] W6 N15 E6 S15 $N15 W6 N9 E6 N20 $ S20 W6 N20 $ W15 $ PTR= W40 FCP=[YR=2005] W26 S23 PTO=[YR=2005] W4S6E4N6$S21 UCP=[YR=2005] S9 E26 N9 W26 $ E26 N15 BAS=[YR=2005] N9 W18 S9 E18$ W18 N9 E18 N20 $ E40 $.

LAND DESCRIPTION

TOTAL OB/XF 5,460

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	000120	C	RES OCEAN	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS