

S 35 FT OF LOT 83  
GA FDNA BEACH SUB  
PB 2/35

SASSER RICHARD A  
731 OCEAN AVE  
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0083-0000



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                                              |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT CD CONSTRUCTION                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND                      |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall 05 AVERAGE 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | 0100 01 684 122.1000 122.10 83,516 1950 1985 0 0 0 17.00 83.00                                                  |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |
| Roof Structur 01 FLAT 100                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  | 1 SINGLE FAM - 100% - 2025 Heated Area: 684 HX Base Yr 2025                                                     |  |  |  |  |  |  |  |  |  | Tax Group: 2 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| Roof Cover 04 BUILT-UP 100                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | <div><div>18</div><div>38</div><div>38</div><div>18</div><div>BAS 1993</div></div>                              |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 69,318       |  |  |  |  |  |  |  |  |  |
| Interior Wall 04 PLYWOOD 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 2,704     |  |  |  |  |  |  |  |  |  |
| Interior Floo 08 SHT VINYL 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 665,000  |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 737,022         |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 0                |  |  |  |  |  |  |  |  |  |
| Bedrooms 2 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 737,022             |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,722 |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 686,300         |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 737,022           |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  | NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme 02 DIST FB 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                                                                    |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 628,829                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 684 100 1993 684 69,318                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 684 684 69,318                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 731 OCEAN AVE, 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE LGL DATE<br>XF DATE LAND DATE<br>INC DATE AG DATE                                                      |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 1 0810 CONCRETE A 0 100 0 0 425.00 SF 6.50 6.50 100 1980 1980 3 30 829                                                                                                                                                 |  |  |  |  |  |  |  |  |  | 04/24/2025 MLU                                                                                                  |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 1241 WD DECK G 0 100 0 0 318.00 UT 15.53 15.53 100 1993 1993 3 20 987                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 0940 SHEDS/PORT 0 100 6 8 48.00 SF 30.00 30.00 100 1998 1998 3 20 288                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 4 0940 SHEDS/PORT 0 100 4 14 56.00 SF 30.00 30.00 100 1998 1998 3 20 336                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 5 1242 WD DECK A 0 100 11 4 44.00 SF 10.00 10.00 100 1993 1993 3 20 88                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 6 0825 BRICK 0 100 4 4 16.00 SF 12.50 12.50 100 1993 1993 3 88 176                                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 2,704                                                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 35.00 100.00 35.00 FF 1.00 1.00 1.00 19,000.00 19,000.00 665,000                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                                                 |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 09/08/2022 BY DJX                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 0.00 Total Land Value: 665,000 Market: 0 Agricultural: 0 Common: 665,000 PRINTED 07/30/2025 BY SYS |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |