

LOTS 84 & 155
IN OR 1789/1077
GA FDNA BEACH SUB #1 PB 2/35

AGRONOW DAN & BECKY
729 OCEAN AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units	0	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
BAS	429	100	2020	429	86,497
FGR	899	55	2020	494	99,603
FOP	108	30	2020	32	6,452
FOP	112	30	2020	34	6,855
FOP	115	30	2020	34	6,855
FOP	120	30	2020	36	7,259
FOP	275	30	2020	82	16,534
FOP	275	30	2020	82	16,534
FUS	1,401	100	2020	1,401	282,477
FUS	1,447	100	2020	1,447	291,752
TOTALS	5,508			4,131	832,914

3 SFR CUST - 100% - 2021

Heated Area: 3277

HX Base Yr 2021

** This building has 12 Sub-Areas

729 OCEAN AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		832,914	
TOTAL MARKET OB/XF VALUE		14,680	
TOTAL LAND VALUE - MARKET		1,175,000	
TOTAL MARKET VALUE		2,022,594	
SOH/AGL Deduction		542,215	
ASSESSED VALUE		1,480,379	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,429,657	
TOTAL JUST VALUE		2,022,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,834,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190022	NEW CONSTR	0	01/11/2019
012321	DEMOLITION	12,000	10/23/2001
012322	DEMOLITION	6,000	10/23/2001
9803-B	REPAIR/RRF	1,420	05/07/1996
9365-B	REPAIR/RRF	900	10/16/1995
7103	REPAIR/RRF	1,500	06/17/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2154/0732	10/16/2017	MS	U	V	11
GRANTOR: AGRONOW DAN & BECKY					
GRANTEE: AGRONOW DAN & BECKY					
2141/0209	7/25/2017	WD	U	V	11
GRANTOR: AGRONOW DAN & BECKY					
GRANTEE: ROBINSON ANTONIO					

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
1	0855	CONC PAVER	0	100	0	0	662.00	SF	10.00	10.00	100	2020	2020	3
2	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2020	2020	3
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3
4	1076	TRELLIS A	0	100	0	0	84.00	SF	7.50	7.50	100	2020	2020	3

BUILDING NOTES					
FOP=[YR=2020] W18 S6 BAS=[YR=2020] W9 S19 W3 S8 FOP=[YR=2020] S23 E5 UOP=[YR=2020] S11 E25 N11 FGR=[YR=2020] N50 W12 S27 W13 S23 E25\$ W25\$ N23 W5\$ E18 N27 W6\$ E18 N6\$ PTR=E15 FUS=[YR=2020] E11 FOP=[YR=2020] N4 E19 S6 W10 S1 W8 N3 W1\$ E1 S3 E8 N1 E10 S50 FOP=[YR=2020] S11 W25 STR=[YR=2020] S2 W4 N13 E4 S11\$ N11 E25\$ W27 N1 W3 N17 E3 N22 W3 N12\$ W15\$ PTR=E60 FUS=[YR=2020] E11 FOP=[YR=2020] N4 E19 S6 W18 N2 W1\$ E1 S2 E18 S32 W3 S18 FOP=[YR=2020] E3 S11 W25 N11 E22\$ W24 N1 W3 N17 E3 N22 W3 N12\$ W60\$.					

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
1	000120	C	RES OCEAN	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00
2	000120	C	RES OCEAN	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00