LOT 96
GA FDNA BEACH SUB PB 2/35

539 OCEAN AVENUE TRUST
PO BOX 489
YULEE, FL 32041

2025

00-00-31-134A-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

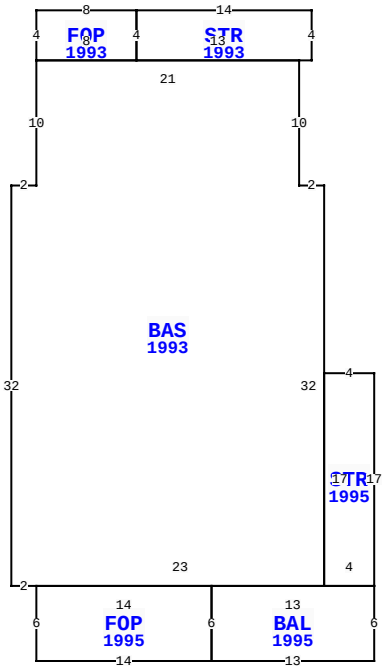
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 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
BAL	78	15	1995	12	2,016
BAS	1,010	100	1993	1,010	169,698
FOP	32	30	1993	10	1,680
FOP	84	30	1995	25	4,200
STR	56	10	1993	6	1,008
STR	68	10	1995	7	1,177
TOTALS	1,328			1,070	179,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,070	120.8400	190.93	204,295	1940	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 1010 HX Base Yr



539 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	179,780
TOTAL MARKET OB/XF VALUE	1,049
TOTAL LAND VALUE - MARKET	1,211,250
TOTAL MARKET VALUE	1,392,079
SOH/AGL Deduction	162,020
ASSESSED VALUE	1,230,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,230,059
TOTAL JUST VALUE	1,392,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,192,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151529	DEMO EXT	8,000	07/01/2015
20121529	REROOF W/30YR SHN	4,655	07/27/2012
20091701	NEW METER CAN	1,100	01/21/2009
20020667	3'VINYL FENCE	2,000	04/19/2002
19991420	REPLACE FENCE	1,800	10/21/1999
19990091	INSULATION	1,000	03/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/0314	12/10/2021	WD	U	I	11	100
GRANTOR: SHEIKH SOPHIA S						
GRANTEE: 539 OCEAN AVENUE TR						
2481/0799	7/20/2021	WD	U	I	11	100
GRANTOR: 539 OCEAN AVENUE TRUS						
GRANTEE: SHEIKH SOPHIA S						

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	0479	VF PICKET	0	0	0	0	174.00	LF	10.00	10.00	100	2003	2003	3	58	1,009	
2	1242	WD DECK A	0	0	5	4	20.00	SF	4.00	4.00	100	2012	2012	3	50	40	

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 STR=[YR=1993] E1N4 W14 FOP=[YR=1993] W8S4E8N4$ S4E13$ W21S10W2 S32E2 FOP=[YR=1995] S6E14 BAL=[YR=1995] E13N6 STR=[YR=1995] N17W4S17 E4$ W13S6$ N6W14$ E23N32$.

LAND DESCRIPTION

TOTAL OB/XF 1,049

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,211,250 Market: 0 Agricultural: 0 Common: 1,211,250 PRINTED 07/30/2025 BY SYS