LOT 104
IN OR 978/108
GA FDNA BEACH SUB PB 2/35

BUSH PAUL J & PHYLLIS A
11790 TIERRA VERDE LANE
JACKSONVILLE, FL 32258

2025

00-00-31-134A-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

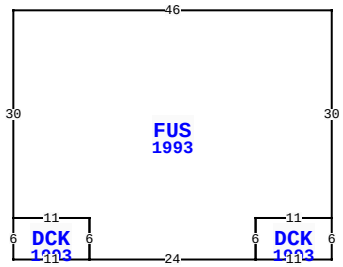
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

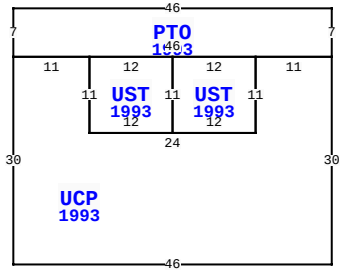
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1993	1,524	178,190
DCK	66	10	1993	7	819
DCK	66	10	1993	7	819
DCK	300	10	1993	30	3,508
FUS	1,524	100	1993	1,524	178,190
PTO	322	5	1993	16	1,871
UCP	1,116	20	1993	223	26,074
UOP	66	20	1993	13	1,520
UOP	66	20	1993	13	1,520
UST	132	45	1993	59	6,899
TOTALS	5,314			3,475	406,306

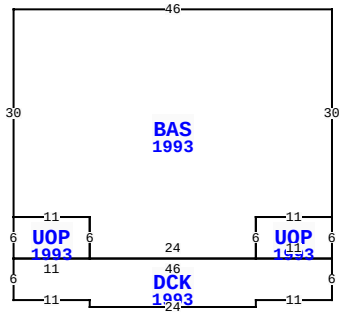
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,475	104.8248	138.37	480,836	1993	1993	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 0 Heated Area: 3048 HX Base Yr







** This building has 11 Sub-Areas

437 OCEAN AVE, FERNANDINA BEACH

BLD DATE	08/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2025 MLU
INC DATE			AG DATE	

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	0810	CONCRETE A	0	0	0	0	1,172.00	SF	6.50	6.50	100	1993	1993	3	64	4,876	
2	1242	WD DECK A	0	0	0	0	811.00	SF	10.00	10.00	100	1993	1993	3	20	1,622	
3	0861	POOL GUNIT	0	0	33	17	561.00	SF	85.00	85.00	100	1993	1993	3	20	9,537	
4	1241	WD DECK G	0	0	0	0	120.00	UT	15.53	15.53	100	1993	1993	3	20	373	
5	1241	WD DECK G	0	0	0	0	120.00	UT	15.53	15.53	100	1993	1993	3	20	373	
6	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	100	1993	1993	3	20	48	
7	0479	VF PICKET	0	0	0	0	31.00	LF	10.00	10.00	100	2010	2010	3	76	236	
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
9	0476	VF 6 SBPL	0	0	0	0	74.00	LF	32.00	32.00	100	2014	2014	3	85	2,013	
10	1242	WD DECK A	0	0	27	14	378.00	SF	10.00	10.00	100	2014	2014	3	60	2,268	

TOTAL OB/XF 21,574

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	406,306
TOTAL MARKET OB/XF VALUE	22,511
TOTAL LAND VALUE - MARKET	1,211,250
TOTAL MARKET VALUE	1,640,067
SOH/AGL Deduction	224,918
ASSESSED VALUE	1,415,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,415,149
TOTAL JUST VALUE	1,640,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,429,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140911	74'VINFNC	0	05/06/2014
20140837	PERGOLA	12,000	04/29/2014
20051679	REPAIR/RRF	4,000	04/26/2005
20051593	REPAIR/RRF	14,000	04/15/2005
20010921	REPAIR/RRF	3,000	05/04/2001
20010556	REMODEL	15,000	03/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/0108	3/28/2001	WD	U	I	07	100
GRANTOR: MILLER DONNIE J ET AL						
GRANTEE: BUSH PAUL J & PHYLL						
0974/0217	3/07/2001	WD	Q	I		430,000
GRANTOR: MILLER DONNIE ET AL						
GRANTEE: BUSH PAUL J & PHYLL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W46 S7 UCP=[YR=1993] S30 E46 N30 W11 UST=[YR=1993] W12 UST=[YR=1993] W12 S11 E12 N11 $ S11 E12 N11 $ S11 W24 N11 W11 $ E46 N7 $ PTR= E15 BAS=[YR=1993] E46 S30 UOP=[YR=1993] S6 DCK=[YR=1993] S6 W11 S1 W24 N1 W11 N6 UOP=[YR=1993] N6 E11 S6 W11 $ E46 $ W11 N6 E11 $ W11 S6 W24 N6 W11 N30 $ W15 $ PTR= N15 DCK=[YR=1993] N6 FUS=[YR=1993] N30 W46 S30 DCK=[YR=1993] S6 E11 N6 W11 $ E11 S6 E24 N6 E11 $ W11 S6 E11 $ S15 $.

LAND DESCRIPTION

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 09/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,211,250 Market: 0 Agricultural: 0 Common: 1,211,250 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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MARKET ADJUSTMENTS

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TOTAL JUST VALUE	1,640,067
NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: MILLER DONNIE ET AL						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1076	TRELLIS A	0	0	22	8	176.00	SF	7.50	7.50	100	2014	2014	3	71	937	

LAND DESCRIPTION

TOTAL OB/XF 937

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

REVIEW DATE 09/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,211,250 Market: 0 Agricultural: 0 Common: 1,211,250 PRINTED 07/30/2025 BY SYS