



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

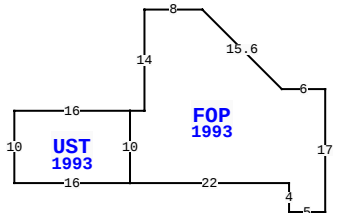
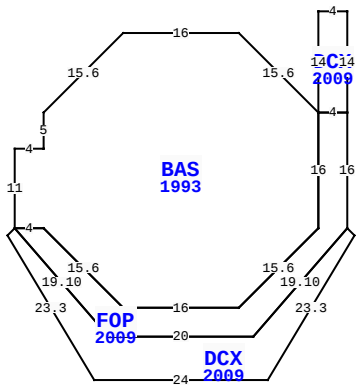
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1993	1,246	223,399
DCX	56	15	2009	8	1,434
DCX	272	15	2009	41	7,351
FOP	514	30	1993	154	27,611
FOP	262	30	2009	79	14,164
UST	160	45	1993	72	12,909

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	1,600	131.9472	208.48	333,568	1977	1995	0	0	14.00	86.00	

1 SFR CUST - 0% - 0 Heated Area: 1246 HX Base Yr



TOTALS	2,510			1,600	286,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,331.00	SF	6.50
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50
4	0801	ASPHALT A	0	0	38	10	380.00	SF	3.00

347 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/19/2015	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2025
INC DATE			AG DATE	MLU

LAND DESCRIPTION										TOTAL OB/XF						4,013		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000120	C	RES OCEAN	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000.00	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		286,868			
TOTAL MARKET OB/XF VALUE		4,013			
TOTAL LAND VALUE - MARKET		1,425,000			
TOTAL MARKET VALUE		1,715,881			
SOH/AGL Deduction		572,077			
ASSESSED VALUE		1,143,804			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,143,804			
TOTAL JUST VALUE		1,715,881			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,478,194			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091617	REMODEL	2,100	11/30/2009
20091464	REPAIR/RRF	9,000	10/27/2009
20091389	REPAIR/RRF	2,100	10/12/2009
20072231	H/AC	8,500	12/14/2007
20051110	REPAIR/RRF	3,000	01/25/2005
20021423	H/AC	1,000	08/20/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2272/1025	4/30/2019	WD	Q	I	01
					SALE PRICE
					875,000

GRANTOR: DUMAS KARL L & PAULA					
GRANTEE: BOURQUIN MARY K & M					
1074/1057	8/13/2002	WD	Q	I	300,000
GRANTOR: CHERESKIN JAMES & BAR					
GRANTEE: MATOUSEK JASON ALLE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 D11 L11 S5W4S11 DCX=[YR=2009] L1 D1 D20 R12 E24 R12 U20 U1 L1 L13 D15 W20 U15 L13 \$ FOP=[YR=2009] R13 D15 E20 U15 R13 N16 DCX=[YR=2009] N14W4S14E4\$W4S16 D11 L11 W16 L11 U11 W4\$E4 D11 R11 E16 R11 U11 N16 L11 U11 \$ PTR= S70 FOP=[YR=1993] E6 S17W5N4W22 UST=[YR=1993] W16N10E16 S10\$ N10E2 N14E8 D11 R11 \$ N70\$.									