LOT 162 &
W23 FT OF LOT 77 GA'S FDNA #1
PT OR 861/871

RIVERA EUGENIA
827 OCEAN AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0162-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

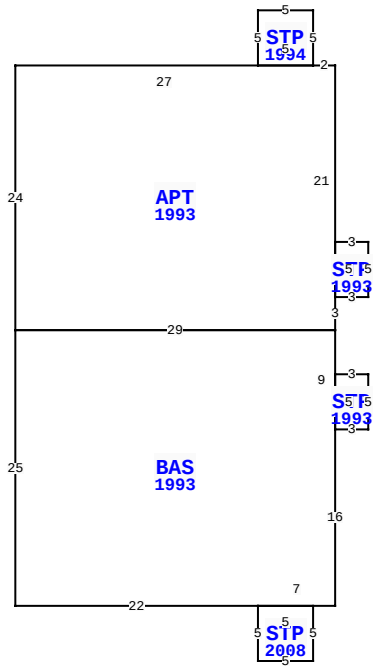
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	696	100	1993	696	82,475
BAS	725	100	1993	725	85,912
STP	15	10	1993	2	237
STP	15	10	1993	2	237
STP	25	10	1994	2	237
STP	25	10	2008	2	237
TOTALS	1,501			1,429	169,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,429	108.1600	142.77	204,018	1940	1990	0	0	0	17.00	83.00

1 DUPLEX - 0% - 0 Heated Area: 1421 HX Base Yr



828 N FLETCHER AVE 1&2, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,335
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	519,335
SOH/AGL Deduction	81,646
ASSESSED VALUE	437,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,689
TOTAL JUST VALUE	519,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062331	METAL ROOF	4,000	10/13/2006
20041719	METER CAN REPLACE	1,000	09/23/2004
5519	REPAIR/RRF	23,000	08/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0861/0871	1/05/1999	QC	Q	I	06	100
GRANTOR: JOHNSON RANDY S						
GRANTEE: RIVERA EUGENIA						
0703/0457	4/27/1994	QC	Q	I	01	100
GRANTOR: JOHNSON RANDY S & EUG						
GRANTEE: JOHNSON RANDY S & E						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2STP=[YR=1994] N5W5S5E5$ W27 S24
BAS=[YR=1993] S25 E22 STP=[YR=2008] S5 E5 N5 W5$ E7 N16
STP=[YR=1993] E3 N5 W3 S5 $N9 W29 $ E29 N3 STP=[YR=1993] E3 N5W3 S5 $ N21 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	123.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS