

PT BLKS 16,17 & ABANDONED R/W
IN OR 2654/1023
OCEAN CITY DBK U/384

HAMZIANPOUR MOHAMMAD/DOUBELL SONIA
1050 JEAN LAFITTE BLVD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0017-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2016	36	8,435
BAS	1,332	100	2016	1,332	312,103
FGR	480	55	2016	264	61,858
FOP	63	30	2016	19	4,452
FOP	240	30	2016	72	16,870
FUS	684	100	2016	684	160,269
STR	24	10	2016	2	469
STR	24	10	2016	2	469
STR	42	10	2016	4	937
TOTALS	3,129			2,415	565,862

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,944.00	SF	4.00
2	0812	CONCRETE C	0	100	0	0	1,740.00	SF	4.00
3	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20
4	0810	CONCRETE A	0	100	0	0	238.00	SF	6.50
5	0830	FLAGSTONE	0	100	0	0	51.00	SF	12.00
6	0820	WOOD WALK	0	100	243	3	729.00	SF	23.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00
2	009605	C	WETLANDS	100		R-1	0.00	0.00	1.03

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,415	153.6797	242.81	586,386	2016	2016	0	0
1 SFR CUST - 100% - 2024									
Heated Area: 2016									
HX Base Yr 2024									
BLD DATE									
LGL DATE									
X F DATE									
LAND DATE									
INC DATE									
AG DATE									

TOTAL OB/XF									
32,380									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					565,862				
TOTAL MARKET OB/XF VALUE					32,380				
TOTAL LAND VALUE - MARKET					251,030				
TOTAL MARKET VALUE					849,272				
SOH/AGL Deduction					1,895				
ASSESSED VALUE					847,377				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					796,655				
TOTAL JUST VALUE					849,272				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					823,496				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0554	INGROUND POOL	75,000	11/08/2024
20150563	CO ISSUED	0	06/27/2016
20151803	BOARDWALK	3,500	08/01/2015
20150563	NEW CONSTR	321,000	03/17/2015
20132724	DRIVEWAY	0	12/03/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2654/1023	7/17/2023	WD	U	I	37	565,000	
GRANTOR: OURMAZD NOUSHIN							
GRANTEE: HAMZIANPOUR MOHAMMA							
2291/1327	6/25/2019	SW	U	I	11	100	
GRANTOR: FORRESTEL PAUL M							
GRANTEE: OURMAZD NOUSHIN							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2016] W14 BAS=[YR=2016] N6 W7 FOP=[YR=2016] N4 STR=[YR=2016] E6 N4 W6 S4 \$ N6 W24 S2 STR=[YR=2016] W6 S4 E6 N4\$ S8 E24\$ W31 S18 W4 S24 E11 FOP=[YR=2016] S3 E8 STR=[YR=2016] E7 N6 W7 S6\$ N6 W1 N3 W6 S6 W1\$ E1 N6 E6 S3 E12 N21 E12 N12\$ S12 W12 S12 E26 N24\$ PTR=E20 FUS=[YR=2016] E7 BAL=[YR=2016] N10 E24 S10 W24\$ E31 S18 W38 N18\$ W20\$.									