LOT 6
OCEANSIDE SUB PB 4/68

MOONEY WILLIAM L/E/
659 GAINES LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		7 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

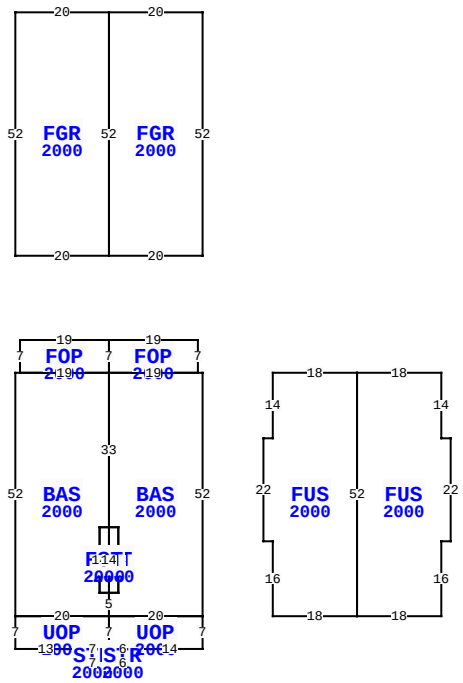
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2000	1,012	136,256
BAS	1,012	100	2000	1,012	136,256
FGR	1,040	55	2000	572	77,014
FGR	1,040	55	2000	572	77,014
FOP	133	30	2000	40	5,386
FOP	133	30	2000	40	5,386
FST	28	55	2000	15	2,020
FST	28	55	2000	15	2,020
FUS	980	100	2000	980	131,947
FUS	980	100	2000	980	131,947
TOTALS	6,705			5,298	713,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	5,298	115.9095	153.00	810,594	2000	2000	0	0	0	12.00	88.00

1 DUPLEX – 0% - 0 Heated Area: 3984 HX Base Yr



** This building has 14 Sub-Areas

BLD DATE	09/29/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2815 OCEAN DR A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	713,323
TOTAL MARKET OB/XF VALUE	22,539
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	1,035,862
SOH/AGL Deduction	310,228
ASSESSED VALUE	725,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	725,634
TOTAL JUST VALUE	1,035,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	902,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002839	REMODEL	1,000	05/01/2000
B991548	NEW CONSTR	268,236	11/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/0837	12/20/2017	WD	U	I	11	100
GRANTOR: MOONEY WILLIAM						
GRANTEE: MOONEY WILLIAM L/E						
0840/0222	7/07/1998	WD	Q	V		25,500
GRANTOR: CRISLIP STEPHEN C & D						
GRANTEE: MOONEY WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W1 FOP=[YR=2000] N7 W19 FOP=[YR=2000] W19 S7 BAS=[YR=2000] W1 S52 UOP=[YR=2000] S7 E13 STR=[YR=2000] S3 E7 STR=[YR=2000] E6 N3 UOP=[YR=2000] E14 N7 W20 S7 E6 $ W6 S3 $ N3 W7 $ E7 N7 W20 $ E20 N5 FST=[YR=2000] E2 N14 W2 FST=[YR=2000] W2 S14 E2 N14 $ S14 $ W2 N14 E2 N33 W19 $ E19 N7 $ S7 E19 $ W19 S33 E2 S14 W2 S5 E20 N52 $ PTR= N25 FGR=[YR=2000] N52 W20 FGR=[YR=2000] W20 S52 E20 N52 $ S52 E20 $ S25 $ PTR= E15 FUS=[YR=2000] E18 FUS=[YR=2000] E18 S14 E2 S22 W2 S16 W18 N52 $ S52 W18 N16 W2 N22 E2 N14 $ W15 $.

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	3,589.00	SF	6.50	6.50	100	2000	2000	3	77	17,963	
2	0810	CONCRETE A	0	0	0	0	162.00	SF	6.50	6.50	100	2000	2000	3	77	811	
3	1123	CB 8"	0	0	0	0	773.00	SF	6.15	6.15	100	2000	2000	3	77	3,661	
4	1076	TRELLIS A	0	0	10	6	60.00	SF	7.50	7.50	100	2000	2000	3	23	104	

LAND DESCRIPTION

TOTAL OB/XF 22,539

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS