LOT 7
OCEANSIDE SUB PB 4/68

NUNIMAKER PAULA A L/E/
2809 OCEAN DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0007-0000

BUILDING CHARACTERISTICS

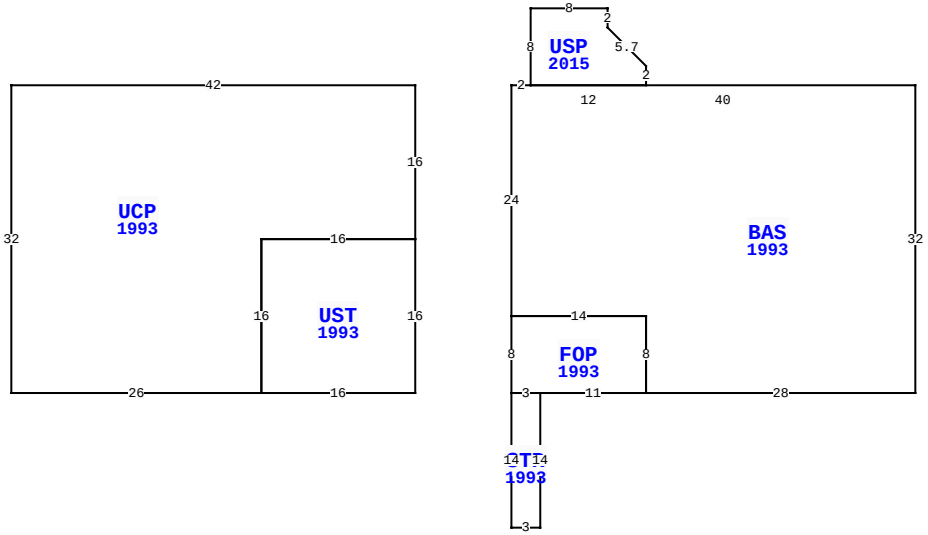
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	0100	SINGLE 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	1,232	100	1993	1,232	95,639
FOP	112	30	1993	34	2,639
STR	42	10	1993	4	310
UCP	1,088	20	1993	218	16,923
USP	80	30	2015	24	1,863
UST	256	45	1993	115	8,928
TOTALS	2,810			1,627	126,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	112.0980	112.10	182,387	1983	1983	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 1989 Heated Area: 1232 HX Base Yr 1989



2809 OCEAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		126,303
TOTAL MARKET OB/XF VALUE		4,467
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		430,770
SOH/AGL Deduction		325,168
ASSESSED VALUE		105,602
TOTAL EXEMPTION VALUE	HX HB WX SX	105,602
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2503/0547	10/07/2021	LE	U	I	11	100
GRANTOR: NUNIMAKER PAULA A						
GRANTEE: NUNIMAKER DAVID						
0534/0473	1/04/1988	WD	Q	I		59,900
GRANTOR: AMERIFIRST FED SAVS						
GRANTEE: NUNIMAKER ROBT & P						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W42 S32 E26 UST=[YR=1993] E16 N16 W16 S16$ N16 E16 N16$ PTR= E10 BAS=[YR=1993] E2 USP=[YR=2015] N8 E8 S2 R4 D4 S2 W12$ E40 S32 W28 FOP=[YR=1993] W11 STR=[YR=1993] S14 W3 N14 E3$ W3 N8 E14 S8$ N8 W14 N24$ W10$.

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	0811	CONCRETE B	0	100	0	0	1,281.00	SF	5.20	5.20	100	1990	1990	3	57	3,797	
2	1242	WD DECK A	0	100	0	0	838.00	SF	4.00	4.00	100	1990	1990	3	20	670	

LAND DESCRIPTION

TOTAL OB/XF 4,467

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	000100	C	RES	100		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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS