LOT 20
OCEANSIDE SUB PB 4/68

PERDOMO MARCELO
18508 IBEX AVE
ARTESIA, CA 90701

2025

00-00-31-1550-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

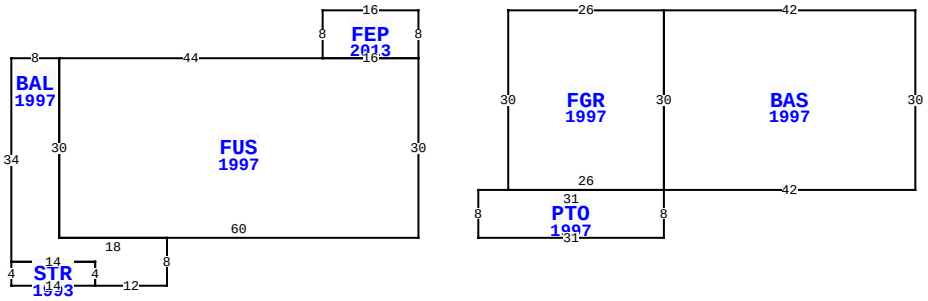
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	392	15	1997	59	7,250
BAS	1,260	100	1997	1,260	154,818
FEP	128	80	2013	102	12,533
FGR	780	55	1997	429	52,712
FUS	1,800	100	1997	1,800	221,169
PTO	248	5	1997	12	1,474
STR	56	10	1993	6	738
TOTALS	4,664			3,668	450,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,668	102.7215	135.59	497,344	1997	2005	0	0	0	9.38	90.62

1 SNGL FAM – 0% - 0 Heated Area: 3060 HX Base Yr



2696 OCEAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	0	0	0	1,280.00	SF	4.00	4.00	100	1997	1997	3	72	3,686	
2	0911	SCRN RM A	0	0	8	34	272.00	SF	17.50	17.50	100	2013	2013	3	55	2,618	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	450,693
TOTAL MARKET OB/XF VALUE	6,304
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	756,997
SOH/AGL Deduction	145,366
ASSESSED VALUE	611,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	611,631
TOTAL JUST VALUE	756,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131559	REPAIR/RRF	12,635	07/05/2013
20130483	REMODEL	9,190	03/08/2013
20100421	OTHER	400	03/10/2010
20100107	OTHER	695	01/21/2010
20091561	XFOB	200	11/17/2009
B9610214	NEW CONSTR	154,099	12/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0788	10/13/2020	WD	Q	I	01	532,500
GRANTOR: SOLOMON JOSEPH S & MA						
GRANTEE: PERDOMO MARCELO						
1959/0142	1/14/2015	WD	Q	I	01	400,000
GRANTOR: RUBINO LIVING TRUST						
GRANTEE: SOLOMON JOSEPH S &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W16 S8 FUS=[YR=1997] W44 BAL=[YR=1997] W8 S34 STR=[YR=1993] S4E14N4 W14$ E14 S4 E12 N8 W18 N30$ S30 E60 N30 W16$ E16 N8$ PTR= E15 FGR=[YR=1997] E26 BAS=[YR=1997] E42 S30 W42 PTO=[YR=1997] S8W31 N8 E31$ N30$ S30 W26 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 6,304

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	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