LOT 23
IN OR 2107/1379
OCEANSIDE SUB PB 4/68

HART DAMON R
2724 OCEAN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

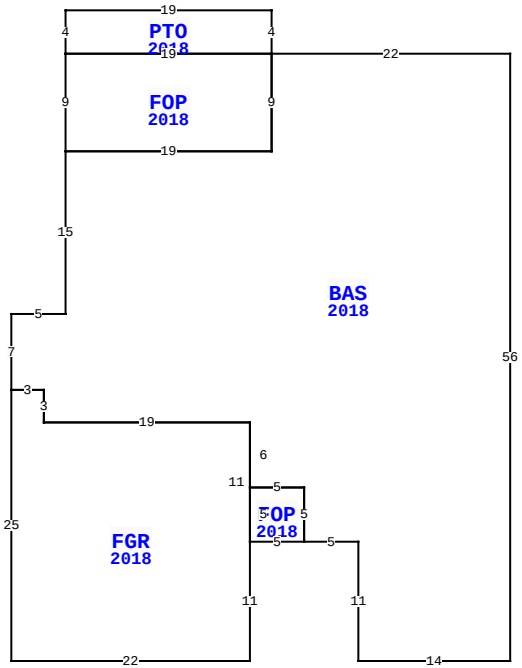
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,657	100	2018	1,657	266,214
FGR	493	55	2018	271	43,539
FOP	25	30	2018	8	1,285
FOP	171	30	2018	51	8,194
PTO	76	5	2018	4	643
TOTALS	2,422			1,991	319,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,991	124.8324	164.78	328,077	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 1657 HX Base Yr 2021



2724 OCEAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,875
TOTAL MARKET OB/XF VALUE		3,793
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		623,668
SOH/AGL Deduction		251,484
ASSESSED VALUE		372,184
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,462
TOTAL JUST VALUE		623,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180510	CO ISSUED	0	07/31/2018
20180510	NEW CONSTR	214,850	02/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/1379	3/17/2017	WD	Q	V	02	120,000
GRANTOR: ROMBAUT RENEE M						
GRANTEE: HART DAMON R & WEND						
0786/0640	5/05/1997	WD	Q	V		26,600
GRANTOR: CASON JOHN A III & DI						
GRANTEE: ROMBAUT RENEE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 PTO=[YR=2018] N4 W19 S4 FOP=[YR=2018] S9 E19 N9 W19$ E19$ S9 W19 S15 W5 S7 FGR=[YR=2018] S25 E22 N11 FOP=[YR=2018] E5 N5 W5 S5$ N11 W19 N3 W3$ E3 S3 E19 S6 E5 S5 E5 S11 E14 N56$.

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	552.00	SF	5.20	5.20	100	2018	2018	3	97	2,784	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2018	2018	3	97	1,009	

LAND DESCRIPTION

TOTAL OB/XF 3,793

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS