S 30.20 FT OF LOT 24
OCEANSIDE SUB PB 4/68

BURTON SANDRA A
7127 BURNWAY DR
ORLANDO, FL 32819

2025

00-00-31-1550-0024-0020

BUILDING CHARACTERISTICS

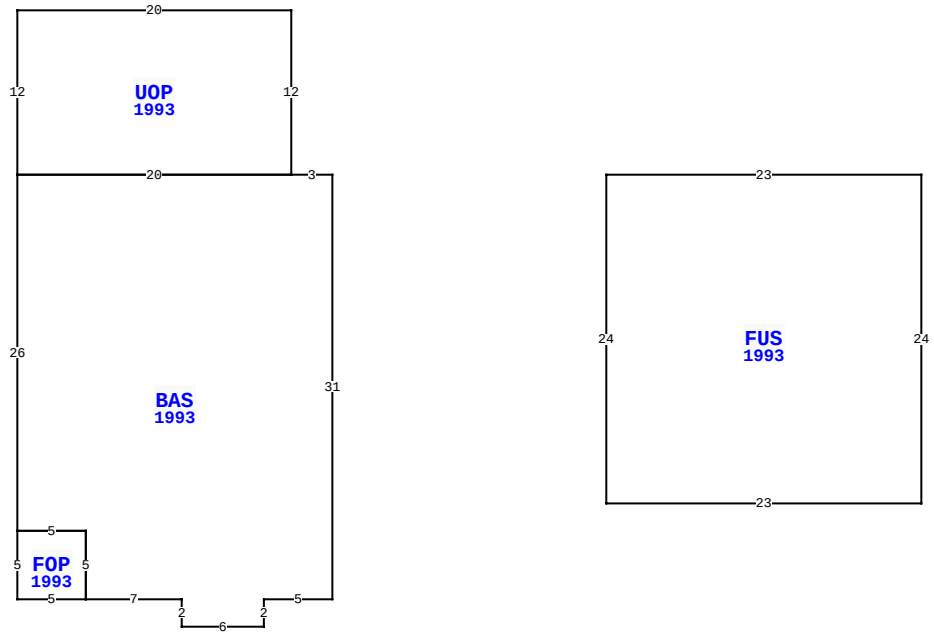
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	700	100	1993	700	76,313
FOP	25	30	1993	8	872
FUS	552	100	1993	552	60,178
UOP	240	20	1993	48	5,233
TOTALS	1,517			1,308	142,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,308	119.8050	119.80	156,698	1986	2006	0	0	0	9.00	91.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1252 HX Base Yr



2734B 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	142,595
TOTAL MARKET OB/XF VALUE	2,308
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	384,903
SOH/AGL Deduction	56,451
ASSESSED VALUE	328,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,452
TOTAL JUST VALUE	384,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040846	REPAIR/RRF	2,000	05/04/2004
B969779	XFOB	1,880	04/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1050	11/01/2021	WD	Q	I	01	350,000
GRANTOR: WRIGHT TERRY A						
GRANTEE: BURTON SANDRA A						
2146/1386	9/20/2017	WD	Q	I	02	215,000
GRANTOR: BOHANNON DANIEL B & M						
GRANTEE: WRIGHT TERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1993] N12 W20 S12 E20$ W20 S26
FOP=[YR=1993] S5 E5 N5 W5$ E5 S5 E7 S2 E6 N2 E5 N31$ PTR=E20
FUS=[YR=1993] E23 S24 W23 N24$ W20$.

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	0	30	3	90.00	SF	5.20	5.20	100	1986	1986	3	47	220	
2	0811	CONCRETE B	0	0	27	18	486.00	SF	5.20	5.20	100	1986	1986	3	47	1,188	
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	1996	1996	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 2,308

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	30.00	105.00	1.00	LT		1.00	1.00	0.80	300,000.00	240,000.00	240,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS