

O'CONNELL JANICE REV LVG TRUST/O'CONNELL JANICE A
1627 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1550-0026-00B0



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

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

2 100

Bathrooms

1.5 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0

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

BAS

518

100

1993

518

47,515

FOP

20

30

1993

6

551

FOP

44

30

1993

13

1,193

FUS

448

100

1993

448

41,094

PTO

128

5

1993

6

551

TOTALS

1,158

991

90,903

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

0

NORM

% COND

0320

01

991

117.6000

117.60

116,542

1980

1980

0

0

0

22.00

78.00

1 TOWNHOUSE - 0% - 0

Heated Area: 966

HX Base Yr

11

8

7

18

10

4

5

28

16

4

5

11

38

28

16

4

11

PTO

1993

BAS

1993

FUS

1993

FOP

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

EXTRA FEATURES

2754 OCEAN DR, FERNANDINA BEACH

L N

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

27.00 SF

6.50

6.50

100

1980

1980

3

30

53

2

0810

CONCRETE A

0 0 28 16

448.00 SF

6.50

6.50

100

1980

1980

3

30

874

LAND DESCRIPTION

TOTAL OB/XF

927

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

108.00

1.00

LT

1.00

1.00

0.80

300,000.00

240,000.00

240,000

REVIEW DATE

03/25/2020

BY

DJA

Total Acres: 0.00

Total Land Value: 240,000

Market: 0

Agricultural: 0

Common: 240,000

PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

90,903

TOTAL MARKET OB/XF VALUE

927

TOTAL LAND VALUE - MARKET

240,000

TOTAL MARKET VALUE

331,830

SOH/AGL Deduction

88,954

ASSESSED VALUE

242,876

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

242,876

TOTAL JUST VALUE

331,830

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

247,914

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2116/1338

4/27/2017

WD

U

I

37

75,000

GRANTOR:COURSON CARMEN H

GRANTEE:O'CONNELL JANICE A

0721/0044

12/30/1994

WD

Q

I

44,500

GRANTOR: KASSEES SAMIR SAADALL

GRANTEE:COURSON DALE E & CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 PTO=[YR=1993] N18 W11 S8 E7 S10 E4 \$ W4 N10
W7 S38 FOP=[YR=1993] S4 E5 N4 W5 \$ E16 N28 \$ PTR= E15
FUS=[YR=1993] E16 S28 FOP=[YR=1993] S4 W11 N4 E11 \$ W16 N28 \$
W15 \$.