BLDG 7 UNIT 14
OCEAN COVE TOWNHOMES CONDO
OR 1574/864

RIGGS SUSAN/ERNST MICHALE
2679 OCEAN COVE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155C-0007-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1552300
Location	END	END 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	WD DECK	WD DECK 100	
Parking	GARAGE/OPN	GARAGE/OPN 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,550			1,550	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,550				2008	2008	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

2679 OCEAN COVE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	379,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	379,000
SOH/AGL Deduction	0
ASSESSED VALUE	379,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,000
TOTAL JUST VALUE	379,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/531	4/07/2025	WD	Q	I	01	405,000
GRANTOR: ALLEN GEORGE M						
GRANTEE: RIGGS SUSAN						
2202/1361	6/04/2018	WD	Q	I	01	295,000
GRANTOR: LANDAU SCOTT H						
GRANTEE: ALLEN GEORGE M & EL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS