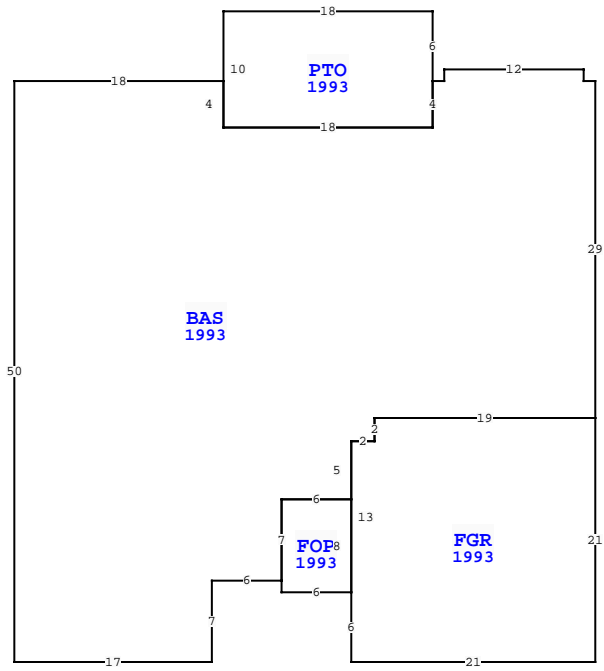


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	20 FACE BRICK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	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	1081.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1993	1,877	233,443
FGR	437	55	1993	240	29,849
FOP	48	30	1993	14	1,741
PTO	180	5	1993	9	1,119
TOTALS	2,542			2,140	266,152

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,140	113.8368	150.26	321,556	1991	1991	0	0	17.23	82.77
1 SNGL FAM - 100% - 1993 Heated Area: 1877 HX Base Yr 1993											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	266,152		
TOTAL MARKET OB/XF VALUE	4,546		
TOTAL LAND VALUE - MARKET	405,000		
TOTAL MARKET VALUE	675,698		
SOH/AGL Deduction	496,518		
ASSESSED VALUE	179,180		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	128,458		
TOTAL JUST VALUE	675,698		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	532,704		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111036	OTHER	300	06/24/2011
20091169	H/AC	5,300	08/31/2009
6472	NEW CONSTR	93,000	04/12/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1803	9/29/2014	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: MEIRES JANET L						
0660/0922	6/05/1992	WD	Q	I		116,000
GRANTOR: CRISP-LINGERFELT CO						
GRANTEE: GRAY K & MEIRES J						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	700.00	SP	5.20	5.20	100	1991	1991	3	59.5	2,166	
TOTALS																

BLD DATE: 05/06/2025 MLU
XF DATE: 05/06/2025
INC DATE: 05/06/2025
2807 OCEAN MIST DR, FERNANDINA BEACH

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W1 N1 W12 S1 W1 PTO=[YR=1993] N6 W18 S10 E18 N4 \$ S4 W18 N4 W18 S50 E17 N7 E6 FOP=[YR=1993] S1 E6 FGR=[YR=1993] S6 E21 N21 W19 S2 W2 S13 \$ N8 W6 S7 \$ N7 E6 N5 E2 N2 E19 N29 \$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							