LOT 10
OCEAN SOUND PB 5/295

HAMMERSCHMITT TERRY
2811 OCEAN MIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0010-0000

BUILDING CHARACTERISTICS

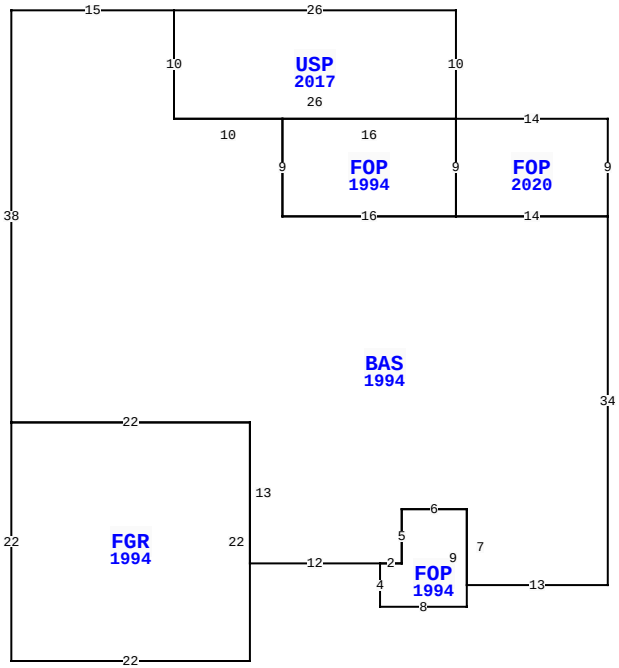
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,845	100	1994	1,845	239,206
FGR	484	55	1994	266	34,487
FOP	62	30	1994	19	2,463
FOP	144	30	1994	43	5,575
FOP	126	30	2020	38	4,927
USP	260	30	2017	78	10,112
TOTALS	2,921			2,289	296,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	117.0708	154.53	353,719	1994	1994	0	0	0	16.10	83.90

1 SNGL FAM – 100% - 2016 Heated Area: 1845 HX Base Yr 2016



2811 OCEAN MIST DR, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 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	296,770
TOTAL MARKET OB/XF VALUE	41,029
TOTAL LAND VALUE - MARKET	405,000
TOTAL MARKET VALUE	742,799
SOH/AGL Deduction	384,358
ASSESSED VALUE	358,441
TOTAL EXEMPTION VALUE	VX VP HX HB 146,538
BASE TAXABLE VALUE	211,903
TOTAL JUST VALUE	742,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200230	SCRNENCLOS	11,500	04/27/2020
20190699	SWIM POOL	44,000	03/10/2020
20200114	ROOF/PTO	0	03/02/2020
20171361	SCRNENC	9,512	05/04/2017
20034224	REMODEL	5,000	12/02/2003
8263	NEW CONSTR	78,820	04/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0799	9/22/2022	QC	U	I	11	100
GRANTOR: HAMMERSCHMITT TERRI						
GRANTEE: HAMMERSCHMITT TERRY						
1915/0376	3/25/2014	WD	U	I	11	100
GRANTOR: BRUNER RICK E & LISA						
GRANTEE: HAMMERSCHMITT TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W14 USP=[YR=2017] N10 W26 BAS=[YR=1994] W15 S38 FGR=[YR=1994] S22 E22 N22 W22 $ E22 S13 E12 FOP=[YR=1994] S4 E8 N9 W6 S5W2 $ E2 N5 E6 S7 E13 N34 W14 FOP=[YR=1994] N9 W16 S9 E16$ W16 N9 W10 N10$ S10 E26$ S9 E14 N9$.

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	912.00	SF	5.20	5.20	100	1994	1994	3	66	3,130	
2	0910	SCRN RM L	0	100	0	0	600.00	SF	15.00	15.00	100	2020	2020	3	86	7,740	
3	0855	CONC PAVER	0	100	0	0	236.00	SF	10.00	10.00	100	2020	2020	3	98	2,313	
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2020	2020	3	90	27,846	

LAND DESCRIPTION

TOTAL OB/XF 41,029

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							

REVIEW DATE 06/03/2021 BY RK Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS