LOT 11
OCEAN SOUND PB 5/295

LINVILLE RANDALL J LIVING TRUST/LINVILLE RANDALL J
2436 COMMONS COURT
FORT MILL, SC 29708

2025

00-00-31-155S-0011-0000

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	12	HARDWOOD 100
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

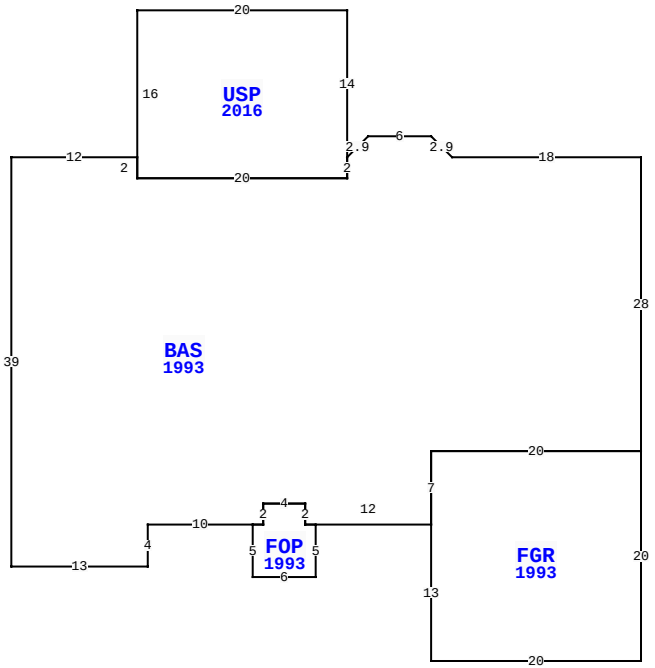
NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1993	1,980	517,820
FGR	400	55	1993	220	57,535
FOP	38	30	1993	11	2,876
USP	320	30	2016	96	25,107
TOTALS	2,738			2,307	603,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	2,307	213.7282	282.12	650,851	1992	2010	0	0	0	7.30	92.70

1 SNGL FAM – 0% - 2025 Heated Area: 1980 HX Base Yr



2813 OCEAN MIST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/06/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	603,339
TOTAL MARKET OB/XF VALUE	34,443
TOTAL LAND VALUE - MARKET	405,000
TOTAL MARKET VALUE	1,042,782
SOH/AGL Deduction	0
ASSESSED VALUE	1,042,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,042,782
TOTAL JUST VALUE	1,042,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	615,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161396	SCRNRM	15,345	05/17/2016
20131684	ROOF	10,000	07/17/2013
6835	NEW CONSTR	130,000	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/954	11/25/2024	WD	Q	I	01	1,295,000
GRANTOR: CONKLIN COLLIER M						
GRANTEE: LINVILLE RANDALL J						
2343/0825	3/02/2020	WD	Q	I	02	600,000
GRANTOR: REED GEORGE R & SUSAN						
GRANTEE: CONKLIN COLLIER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 L2 U2 W6 D2 L2 USP=[YR=2016] N14 W20 S16 E20 N2$ S2 W20 N2 W12 S39 E13 N4 E10 FOP=[YR=1993] S5 E6 N5 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E12 FGR=[YR=1993] S13 E20 N20 W20 S7$ N7 E20 N28 $.

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	0	0	830.00	SF	5.20	5.20	100	1992	1992	3	62	2,676	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0861	POOL GUNIT	0	0	23	14	322.00	SF	85.00	85.00	100	1994	1994	3	20	5,474	
4	0855	CONC PAVER	0	0	0	0	670.00	SF	10.00	10.00	100	2016	2016	3	95	6,365	
5	0911	SCRN RM A	0	0	0	0	992.00	SF	17.50	17.50	100	2016	2016	3	70	12,152	
6	0855	CONC PAVER	0	0	0	0	176.00	SF	10.00	10.00	100	2016	2016	3	95	1,672	
7	0855	CONC PAVER	0	0	12	14	168.00	SF	10.00	10.00	100	2016	2016	3	95	1,596	
8	0911	SCRN RM A	0	0	12	14	168.00	SF	17.50	17.50	100	2016	2016	3	70	2,058	

LAND DESCRIPTION

TOTAL OB/XF 34,443

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	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS