

LOT 22  
IN OR 698/665  
ESMT IN OR 781/1928

BENTLEY ARNOLD L & CATHERINE  
2816 OCEAN SOUND DRIVE  
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0022-0000



| 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 80     |
| Interior Wall            | 08 | DECORATIVE 20  |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 890              | 100         | 1993 | 890          | 132,038              |
| BAS       | 368              | 100         | 2008 | 368          | 54,595               |
| BAS       | 420              | 100         | 2015 | 420          | 62,310               |
| FGR       | 378              | 55          | 1993 | 208          | 30,858               |
| FOP       | 55               | 30          | 1993 | 16           | 2,374                |
| FUS       | 786              | 100         | 1993 | 786          | 116,608              |
| UOP       | 96               | 20          | 1993 | 19           | 2,819                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,993 |  |  | 2,707 | 401,602 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,336.00 | SF | 7.00     |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,571.00 | SF | 7.00     |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 421.00   | SF | 85.00    |
| 5              | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 744.00   | SF | 10.00    |
| 6              | 1126       | CB/STC 8"   | 0   | 100 | 0 | 0 | 564.00   | SF | 8.00     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 03/21/2024 BY KBA

| TYPE                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|---------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900                                  | 01  | 2,707     | 124.1900    | 163.93         | 443,759        | 1993 | 2005 | 0    | 0    | 0    | 9.50   |
| 1 SNGL FAM - 100% - 2001              |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2464                     |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2001                       |     |           |             |                |                |      |      |      |      |      |        |
|                                       |     |           |             |                |                |      |      |      |      |      |        |
| 2816 OCEAN SOUND DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 39,781      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 39,781      |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 486,000 Market: 0 Agricultural: 0 Common: 486,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 2 Tax Dist:    |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20173586   | PAVERS      | 0      | 11/14/2017 |
| 20150352   | ADDITION    | 90,000 | 02/16/2015 |
| 20052420   | ELEC OTHER  | 1,000  | 08/10/2005 |
| 20052222   | SWIM POOL   | 41,000 | 07/14/2005 |
| 20051605   | SWIM POOL   | 23,000 | 04/18/2005 |
| 20051606   | ELEC OTHER  | 1,000  | 04/18/2005 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0698/0665                    | 2/11/1994  | WD           | Q      | I      |           | 139,900       |  |
| GRANTOR: ATLANTIC BUILDERS   |            |              |        |        |           |               |  |
| GRANTEE: BENTLEY ARNOLD & CA |            |              |        |        |           |               |  |
| 0668/1243                    | 10/21/1992 | WD           | U      | V      |           | 28,000        |  |
| GRANTOR: CHAMPION THOMAS & T |            |              |        |        |           |               |  |
| GRANTEE: ATLANTIC BUILDERS   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W19 BAS=[YR=2008] N17 W16 BAS=[YR=2015] N9 W12 S35 E12 N26\$ S23 E16 N6\$ S6 W16 S3 E3 S9 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S18 E21 N18 W21 \$ E21 N2 FOP=[YR=1993] E11 S6 W11 S5 \$ N5 E11 N25 \$ PTR= E15 FUS=[YR=1993] E13N6 E3 UOP=[YR=1993] N8 E12 S8 W12 \$ E16 S29 W11 N8 W8 S8 W13 N23 \$W15 \$ . |  |  |  |  |  |  |  |  |  |