LOT 23
IN OR 1761/915
OCEAN SOUND PB 5/295

**SPATOLA JOHN R & MARIANNE E**
2814 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-155S-0023-0000**

## 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 100 |
| Interior Floo | 11 | CLAY TILE 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 |

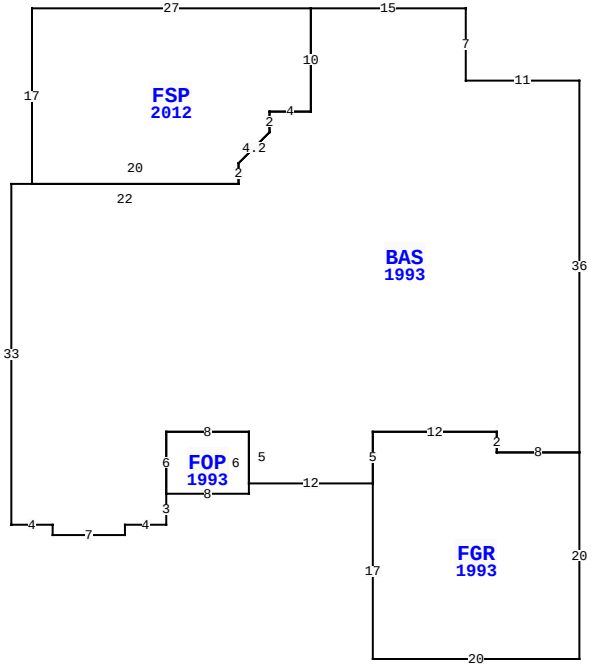
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1081.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,942 | 100 | 1993 | 1,942 | 285,890 |
| FGR | 424 | 55 | 1993 | 233 | 34,301 |
| FOP | 48 | 30 | 1993 | 14 | 2,061 |
| FSP | 421 | 40 | 2012 | 168 | 24,732 |
| TOTALS | 2,835 | | | 2,357 | 346,983 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,357 | 130.4380 | 172.18 | 405,828 | 1992 | 1995 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SNGL FAM – 100% - 2012 Heated Area: 1942 HX Base Yr 2012




2814 OCEAN SOUND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 346,983 |
| TOTAL MARKET OB/XF VALUE | | 30,365 |
| TOTAL LAND VALUE - MARKET | | 405,000 |
| TOTAL MARKET VALUE | | 782,348 |
| SOH/AGL Deduction | | 470,491 |
| ASSESSED VALUE | | 311,857 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 261,135 |
| TOTAL JUST VALUE | | 782,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 637,066 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200130 | REMODEL | 47,000 | 03/17/2020 |
| 20131446 | SWIM POOL | 24,000 | 06/24/2013 |
| 20131122 | ROOF | 14,500 | 05/21/2013 |
| 20122012 | 10X26 SCREEN ROOM | 4,800 | 09/20/2012 |
| 7262 | NEW CONSTR | 100,000 | 08/12/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1761/0915 | 10/21/2011 | WD | Q | I | 01 | 240,000 |
| GRANTOR: RYAN THOMAS & MILDRED | | | | | | |
| GRANTEE: SPATOLA JOHN R & MA | | | | | | |
| 0905/1788 | 10/29/1999 | WD | Q | I | 01 | 100 |
| GRANTOR: RYAN MILDRED N | | | | | | |
| GRANTEE: RYAN MILDRED N & TH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 N7 W15 FSP=[YR=2012] W27 S17 E20 N2 U3 R3 N2 E4 N10 $ S10 W4 S2 L3 D3 S2 W22 S33 E4 S1 E7 N1 E4 N3 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E8S5 E12 FGR=[YR=1993] S17 E20 N20 W8 N2 W12 S5$ N5 E12 S2 E8 N36 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 70 | 2,450 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 683.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 62 | 2,752 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 34 | 3 | 102.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 62 | 411 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 62 | 36 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 62 | 73 | |
| 6 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 264.00 | SF | 85.00 | 85.00 | 100 | 2013 | 2013 | 3 | 68 | 15,259 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 679.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 93 | 6,315 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 558.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 55 | 3,069 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,365

| 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 RKX Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS