LOT 24
IN OR 1588/1940
OCEAN SOUND PB 5/295

HODGE JOHN A JR & COLLEEN R
2812 OCEAN SOUND DRIVE S
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

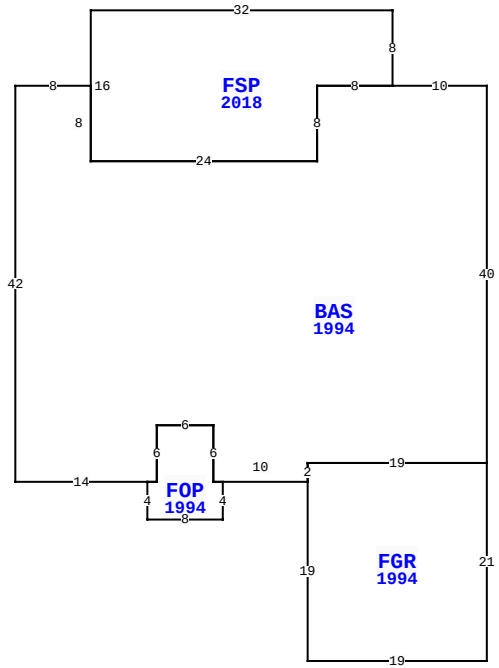
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,834	100	1994	1,834	263,699
FGR	399	55	1994	219	31,488
FOP	68	30	1994	20	2,876
FSP	448	40	2018	179	25,737
TOTALS	2,749			2,252	323,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,252	127.8508	168.76	380,048	1994	1994	0	0	0	14.80	85.20

1 SNGL FAM – 100% - 2009 Heated Area: 1834 HX Base Yr 2009



BLD DATE	03/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2025 MLU
INC DATE			AG DATE	

2812 OCEAN SOUND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,801
TOTAL MARKET OB/XF VALUE		6,327
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		735,128
SOH/AGL Deduction		451,748
ASSESSED VALUE		283,380
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,658
TOTAL JUST VALUE		735,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183192	SCRNROOM	11,000	09/01/2018
20091682	XFOB	8,820	12/10/2009
20081743	REPAIR/RRF	7,000	11/25/2008
20081620	H/AC	4,500	10/28/2008
20010439	XFOB	1,000	03/13/2001
8399	ADDITION	2,405	06/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1588/1940	10/10/2008	CT	U	I	14	230,000
GRANTOR: CLERK OF COURT						
GRANTEE: HODGE JOHN A & COLL						
1587/0653	9/29/2008	SD	Q	I	05	100
GRANTOR: CLERK OF COURT						
GRANTEE: HODGE JOHN A JR & C						

BUILDING NOTES

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	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	1994	1994	3	66	2,347	
3	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	1994	1994	3	66	1,030	
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1994	1994	3	66	360	

BUILDING DIMENSIONS

BAS=[YR=1994] W10 FSP=[YR=2018] N8 W32 S16 E24 N8 E8$ W8S8 W24 N8 W8 S42 E14 FOP=[YR=1994] S4 E8 N4 W1 N6 W6 S6 W1 $ E1 N6 E6 S6 E10 FGR=[YR=1994] S19 E19 N21 W19 S2 $ N2 E19 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 6,327

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS