

LOT 25
IN OR 1365/832
OCEAN SOUND PB 5/295

CUTCHIN JOHN W & CYNTHIA L
2810 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1993	1,596	219,679
FGR	410	55	1993	226	31,107
FOP	36	30	1993	11	1,514
PTO	293	5	1993	15	2,065

TOTALS	2,335			1,848	254,364
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	
3	0910	SCRN RM L	0	0	21	10	210.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	0	0	0	22.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT	

REVIEW DATE	07/22/2025	BY	HS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,848	122.4300	161.61	298,655	1993	1993	0	0	14.83	85.17
1 SNGL FAM - 0% - 0 Heated Area: 1596 HX Base Yr											

2810 OCEAN SOUND DR, FERNANDINA BEACH

TOTAL OB/XF											
3,265											

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3,265											

Total Acres: 0.00	Total Land Value: 405,000	Market: 0	Agricultural: 0	Common: 405,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	254,364		
TOTAL MARKET OB/XF VALUE	3,265		
TOTAL LAND VALUE - MARKET	405,000		
TOTAL MARKET VALUE	662,629		
SOH/AGL Deduction	90,578		
ASSESSED VALUE	572,051		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	572,051		
TOTAL JUST VALUE	662,629		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	520,046		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0737	ADD	250,000	02/04/2025
2004223	REMODEL	1,000	10/23/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2465/1644	5/22/2021	WD	Q	I	01	479,900	
GRANTOR: CASELLINI JOHN P & CH							
GRANTEE: CUTCHIN JOHN W & CY							
1365/0832	11/07/2005	WD	Q	I		333,000	
GRANTOR: SOWDER DANIEL B &							
GRANTEE: CASELLINI JOHN P &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 N1 N2 W2 PTO=[YR=1993] N12 W21 S15 E13 N1 U2 R2 E6\$ W6 L2 D2 S1 W26 S11 W1S15 E1 S11 E11 N5 E8 FOP=[YR=1993] S4 E8 N4 W2 N1 W4 S1 W2 \$ E2 N1 E4 S1 E11 FGR=[YR=1993] S8 E19 N22 W15 S2 W4 S12\$ N12 E4 N2 E15 N18\$.											