

LOT 26
IN OR 1845/1853
OCEAN SOUND PB 5/295

COOPER ANITA S
2808 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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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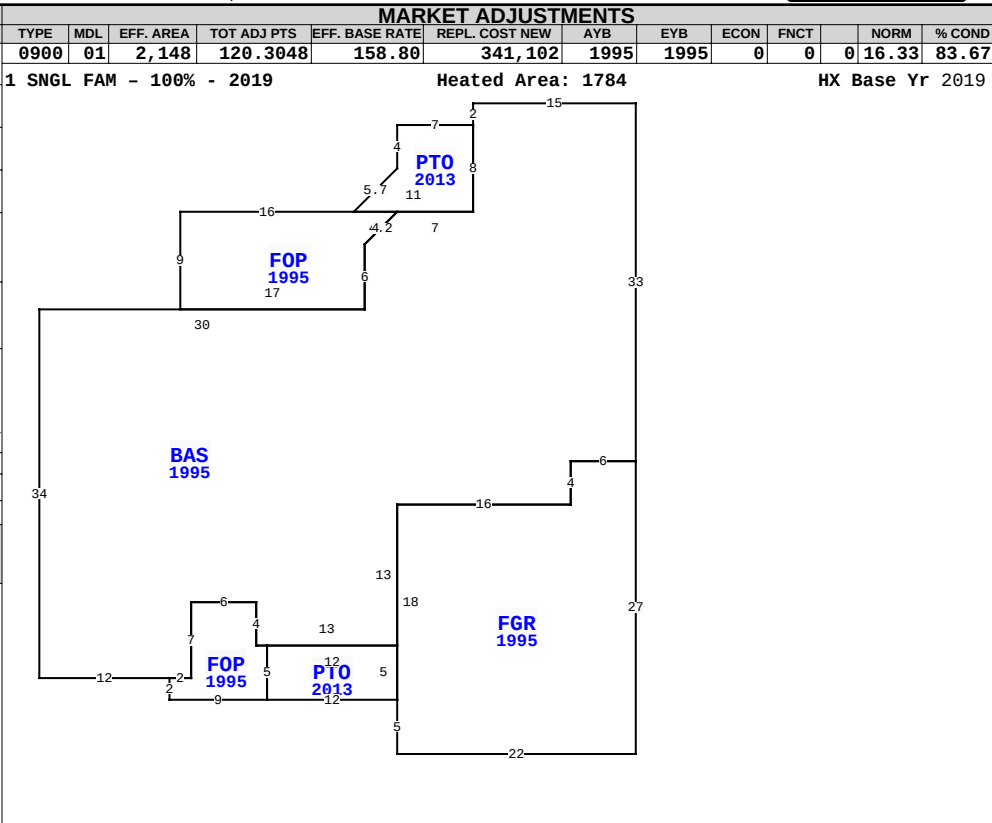
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1995	1,784	237,036
FGR	530	55	1995	292	38,798
FOP	63	30	1995	19	2,524
FOP	158	30	1995	47	6,245
PTO	60	5	2013	3	398
PTO	64	5	2013	3	398

TOTALS	2,659			2,148	285,400
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	826.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	137.00	SF	10.00
4	0910	SCRN RM L	0	100	25	9	225.00	SF	15.00
5	0855	CONC PAVER	0	100	13	9	117.00	SF	10.00
6	0855	CONC PAVER	0	100	27	10	270.00	SF	10.00

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	05/12/2019	BY	KBA
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BLD DATE	09/17/2013	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF															15,415
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0	100	0	0	826.00	SF	10.00	10.00	100	2013	2013	3	93
2	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2013	2013	3	93
3	0855	CONC PAVER	0	100	0	0	137.00	SF	10.00	10.00	100	2013	2013	3	93
4	0910	SCRN RM L	0	100	25	9	225.00	SF	15.00	15.00	100	2013	2013	3	55
5	0855	CONC PAVER	0	100	13	9	117.00	SF	10.00	10.00	100	2013	2013	3	93
6	0855	CONC PAVER	0	100	27	10	270.00	SF	10.00	10.00	100	2013	2013	3	93

TOTAL OB/XF															15,415
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00		405,000.00

Market:	0	Agricultural:	0	Common:	405,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				285,400	
TOTAL MARKET OB/XF VALUE				15,415	
TOTAL LAND VALUE - MARKET				405,000	
TOTAL MARKET VALUE				705,815	
SOH/AGL Deduction				537,123	
ASSESSED VALUE				168,692	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE				112,970	
TOTAL JUST VALUE				705,815	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				562,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130963	SCRENCL	5,000	05/01/2013
20032699	REMODEL	10,000	03/14/2003
8809	NEW CONSTR	78,820	01/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1853	3/15/2013	WD	Q	I	01	251,500
GRANTOR: BLAZER INGRID K WINN						
GRANTEE: COOPER ANITA S						
0728/1988	5/04/1995	WD	Q	I		128,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WINN RICHARD J & IN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W15 S2 PTO=[YR=2013] W7 S4 L4 D4									
FOP=[YR=1995] W16 S9 E17 N6 R3 U3 W4\$ E11 N8\$ S8 W7 D3 L3									
S6 W30 S34 E12 FOP=[YR=1995] S2 E9 PTO=[YR=2013] E12									
FGR=[YR=1995] S5 E22 N27 W6 S4 W16 S18 \$ N5 W12 S5 \$ N5 W1									
N4W6 S7 W2 \$ E2 N7 E6 S4 E13 N13E16 N4 E6 N33 \$.									