LOT 27
IN OR 1780/347
OCEAN SOUND PB 5/295

CROWDER JENNIFER & TIMOTHY
2806 OCEAN SOUND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

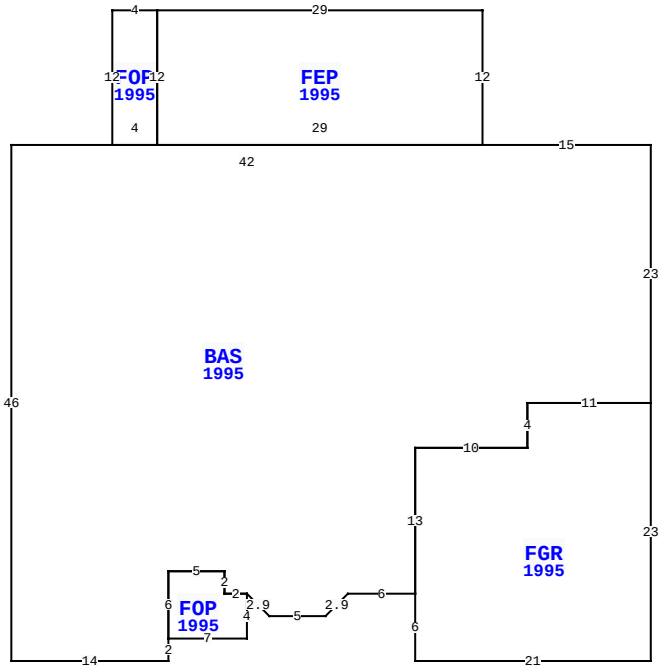
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	1995	2,051	269,115
FEP	348	80	1995	278	36,477
FGR	443	55	1995	244	32,015
FOP	38	30	1995	11	1,443
FOP	48	30	1995	14	1,837
TOTALS	2,928			2,598	340,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,598	118.8000	156.82	407,418	1995	1995	0	0	0	16.33	83.67

1 SNGL FAM – 100% - 2025 Heated Area: 2051 HX Base Yr 2025



2806 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		340,887
TOTAL MARKET OB/XF VALUE		5,984
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		751,871
SOH/AGL Deduction		0
ASSESSED VALUE		751,871
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		701,149
TOTAL JUST VALUE		751,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121328	RE-ROOF LIFETIME	17,000	07/05/2012
20111526	NEW SIDING	3,500	09/02/2011
9959-B	ADDITION	7,400	08/02/1996
8546	NEW CONSTR	87,035	09/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/0347	2/15/2012	WD	Q	I	02	255,000
GRANTOR: SEIVERS EUGENE P & CO						
GRANTEE: CROWDER JENNIFER &						
0725/0618	3/09/1995	WD	Q	I		131,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SEIVERS EUGENE P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 FEP=[YR=1995] N12 W29 FOP=[YR=1995] W4 S12 E4 N12 $ S12 E29 $ W42 S46 E14 N2 FOP=[YR=1995] E7 N4 W2 N2 W5 S6 $ N6 E5 S2 E2 R2 D2 E5 U2 R2 E6 FGR=[YR=1995] S6 E21N23 W11 S4 W10 S13 $ N13 E10 N4 E11 N23 $.

EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	1995	1995	3	68	2,900	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1995	1995	3	68	424	

LAND DESCRIPTION

TOTAL OB/XF 5,984

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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