LOT 30
IN OR 1920/549
OCEAN SOUND PB 5/295

HEARD CHESTER A LVG TRUST/HEARD CHESTER A TRUSTEE
2800 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

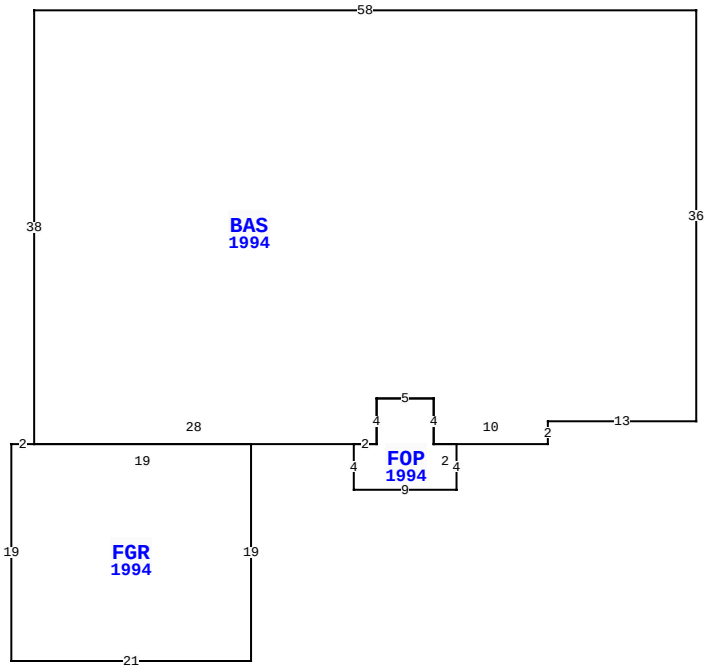
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100	1994	2,158	274,354
FGR	399	55	1994	219	27,842
FOP	56	30	1994	17	2,162
TOTALS	2,613			2,394	304,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,394	113.0822	149.27	357,352	1994	1994	0	0	0	14.83	85.17

1 SNGL FAM – 100% - 2004 Heated Area: 2158 HX Base Yr 2004



2800 OCEAN SOUND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,357
TOTAL MARKET OB/XF VALUE		7,631
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		716,988
SOH/AGL Deduction		445,296
ASSESSED VALUE		271,692
TOTAL EXEMPTION VALUE	VX VP HX HB WR	81,819
BASE TAXABLE VALUE		189,873
TOTAL JUST VALUE		716,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040979	XFOB	1,000	05/28/2004
8019	NEW CONSTR	84,250	12/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1920/0549	4/22/2014	WD	U	I	11	100
GRANTOR: HEARD CHESTER A						
GRANTEE: HEARD CHESTER A TRU						
1155/1156	7/22/2003	WD	Q	I		252,500
GRANTOR: WINKLER MICHAEL P & J						
GRANTEE: HEARD CHESTER & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W58 S38 FGR=[YR=1994] W2 S19 E21 N19 W19 $ E28 FOP=[YR=1994] S4 E9 N4 W2 N4 W5 S4 W2 $ E2 N4 E5 S4 E10 N2 E13 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	1994	1994	3	74	2,590	
2	0810	CONCRETE A	0	100	24	11	264.00	SF	6.50	6.50	100	1994	1994	3	66	1,133	
3	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	1994	1994	3	66	2,625	
4	0810	CONCRETE A	0	100	0	0	299.00	SF	6.50	6.50	100	1994	1994	3	66	1,283	

LAND DESCRIPTION

TOTAL OB/XF 7,631

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS