LOT 35
IN OR 1205/902
OCEAN SOUND PB 5/295

ROBERTS THOMAS H & DIANNE P
2800 OCEAN MIST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

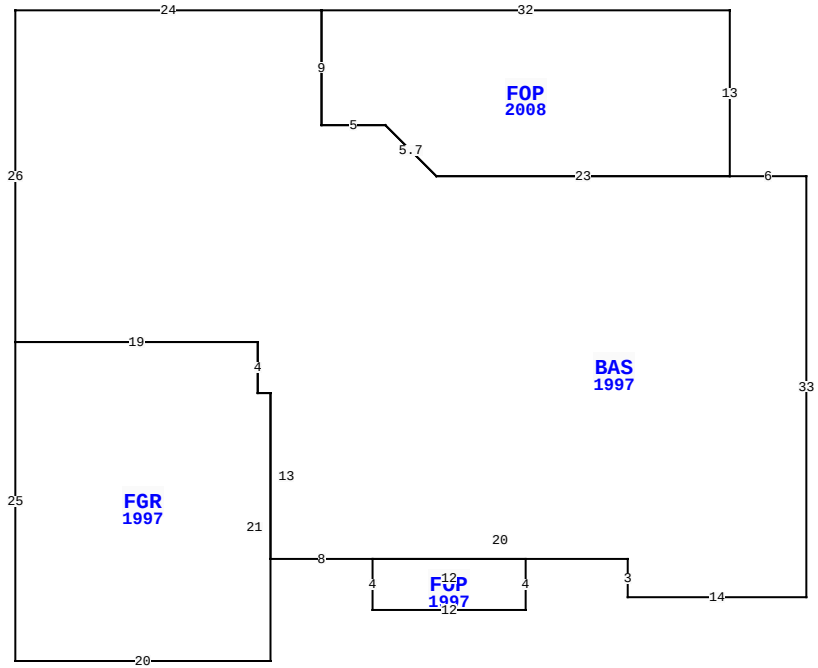
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,906	100	1997	1,906	272,800
FGR	496	55	1997	273	39,073
FOP	48	30	1997	14	2,004
FOP	388	30	2008	116	16,603
TOTALS	2,838			2,309	330,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,309	121.5984	160.51	370,618	1997	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2005 Heated Area: 1906 HX Base Yr 2005



BLD DATE	03/25/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2800 OCEAN MIST DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,480
TOTAL MARKET OB/XF VALUE		19,748
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		755,228
SOH/AGL Deduction		453,612
ASSESSED VALUE		301,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,894
TOTAL JUST VALUE		755,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091103	REPAIR/RRF	8,000	08/21/2009
20040629	XFOB	7,000	03/31/2004
20040342	ELEC OTHER	1,000	02/26/2004
20040336	SWIM POOL	21,000	02/25/2004
10552	NEW CONSTR	96,782	06/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0902	2/03/2004	WD	Q	I		285,000
GRANTOR: STEVENS WARD E & JANE						
GRANTEE: ROBERTS THOMAS H &						
0976/1952	3/21/2001	TD	Q	I		257,500
GRANTOR: BRINKLEY WM & PENELOP						
GRANTEE: STEVENS WARD E & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 FOP=[YR=2008] N13 W32 S9 E5 R4 D4 E23$ W23 U4 L4 W5 N9 W24 S26 FGR=[YR=1997] S25 E20 N21 W1 N4 W19$ E19 S4 E1 S13 E8 FOP=[YR=1997] S4 E12 N4 W12$ E20 S3 E14 N33$.

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	0819	CONC 12"	0	100	0	0	15.00	SF	9.50	9.50	100	1997	1997	3	72	103	
2	0810	CONCRETE A	0	100	0	0	1,651.00	SF	6.50	6.50	100	1997	1997	3	72	7,727	
3	0861	POOL GUNIT	0	100	0	0	174.00	SF	85.00	85.00	100	2004	2004	3	32	4,733	
4	0910	SCRN RM L	0	100	23	32	736.00	SF	15.00	15.00	100	2004	2004	3	21	2,318	
5	0845	KOOL DECK	0	100	0	0	594.00	SF	7.25	7.25	100	2004	2004	3	83	3,574	
6	0479	VF PICKET	0	100	0	0	14.00	LF	10.00	10.00	100	2004	2004	3	61	85	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
8	1076	TRELLIS A	0	100	11	12	132.00	SF	7.50	7.50	100	2004	2004	3	32	317	
9	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1997	1997	3	72	187	
10	1242	WD DECK A	0	100	0	0	142.00	SF	10.00	10.00	100	2000	2000	3	20	284	

TOTAL OB/XF 19,748

LAND DESCRIPTION

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	000134	C	RES POND	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 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS