LOT 37
IN OR 876/1986
OCEAN SOUND PB 5/295

LAVIN STEVEN M & CAROL
2812 OCEAN MIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0037-0000

BUILDING CHARACTERISTICS

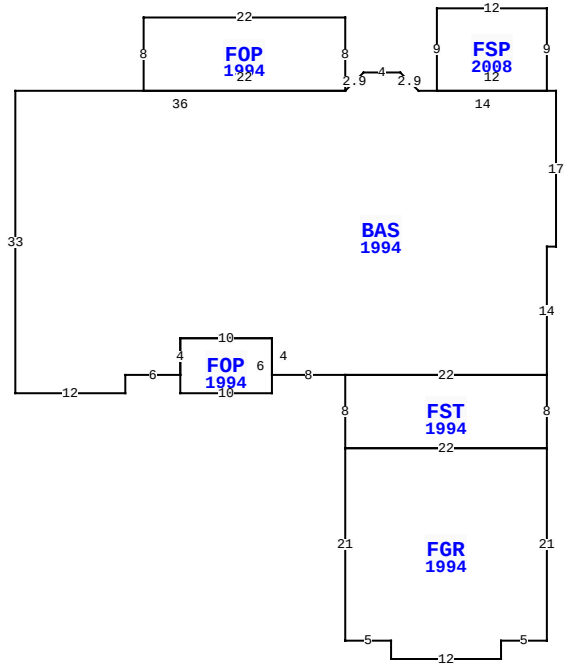
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,811	100	1994	1,811	246,120
FGR	486	55	1994	267	36,286
FOP	60	30	1994	18	2,446
FOP	176	30	1994	53	7,203
FSP	108	40	2008	43	5,844
FST	176	55	1994	97	13,182
TOTALS	2,817			2,289	311,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	120.6282	159.23	364,477	1994	1994	0	0	0	14.65	85.35

1 SNGL FAM – 100% - 2000 Heated Area: 1811 HX Base Yr 2000



2812 OCEAN MIST DR, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	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		311,081
TOTAL MARKET OB/XF VALUE		7,406
TOTAL LAND VALUE - MARKET		425,250
TOTAL MARKET VALUE		743,737
SOH/AGL Deduction		509,275
ASSESSED VALUE		234,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,740
TOTAL JUST VALUE		743,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121525	H/AC	3,000	07/27/2012
20120799	WATER HEATER REPL	700	05/09/2012
20051102	REMODEL	13,000	01/24/2005
8170	NEW CONSTR	97,000	02/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0876/1986	4/01/1999	WD	Q	I		176,000
GRANTOR: BIGGS ADRIAN N & BARB						
GRANTEE: LAVIN STEVEN M & CA						
0749/0107	1/18/1996	WD	Q	I		153,500
GRANTOR: BONGEAN WILLIAM E & J						
GRANTEE: BIGGS ADRIAN N & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 FSP=[YR=2008] N9 W12 S9 E12$ W14 L2 U2 W4 D2 L2 FOP=[YR=1994] N8 W22 S8 E22$ W36 S33 E12N2 E6 FOP=[YR=1994] S2 E10 N6 W10 S4$ N4 E10 S4 E8 FST=[YR=1994] S8 FGR=[YR=1994] S21 E5 S2 E12 N2 E5 N21 W22 $ E22 N8 W22 $ E22 N14 E1 N17 $.

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	0812	CONCRETE C	0	100	0	0	1,538.00	SF	4.00	4.00	100	1994	1994	3	66	4,060	
2	0855	CONC PAVER	0	100	0	0	380.00	SF	10.00	10.00	100	2005	2005	3	84	3,192	
3	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	1994	1994	3	66	154	

LAND DESCRIPTION

TOTAL OB/XF 7,406

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	1.05	405,000.00	425,250.00	425,250							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 425,250 Market: 0 Agricultural: 0 Common: 425,250 PRINTED 07/30/2025 BY SYS