LOT 38
OCEAN SOUND PB 5/295

PADFIELD GREG M & NANCY C L/E/
2814 OCEAN MIST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Quality	05	Quality Level 05

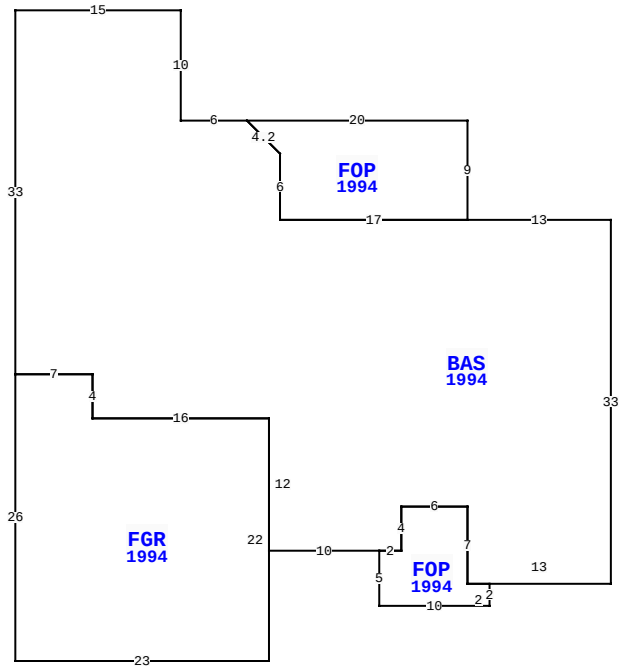
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	1994	1,693	328,849
FGR	534	55	1994	294	57,106
FOP	68	30	1994	20	3,885
FOP	158	30	1994	47	9,130
TOTALS	2,453			2,054	398,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,054	162.6016	214.63	440,850	1994	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 1693 HX Base Yr 2020



2814 OCEAN MIST 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		398,969
TOTAL MARKET OB/XF VALUE		30,119
TOTAL LAND VALUE - MARKET		425,250
TOTAL MARKET VALUE		854,338
SOH/AGL Deduction		361,826
ASSESSED VALUE		492,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,790
TOTAL JUST VALUE		854,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173926	REPAIR/RRF	9,000	12/13/2017
20102112	REPAIR/RRF	5,000	12/09/2010
B9017	ADDITION	2,365	04/19/1995
B8933	SWIM POOL	12,000	03/15/1995
8432	NEW CONSTR	78,820	07/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0284	12/28/2021	LE	U	I	11	100
GRANTOR: PADFIELD GREG M & NAN						
GRANTEE: PADFIELD CHARLOTTE						
2227/0945	9/26/2018	WD	Q	I	02	495,000
GRANTOR: HILLIER CHRISTOPHER R						
GRANTEE: PADFIELD GREG M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 FOP=[YR=1994] N9 W20 D3 R3 S6 E17$ W17 N6 L3 U3 W6 N10 W15 S33 FGR=[YR=1994] S26 E23 N22 W16 N4 W7 $ E7 S4 E16 S12 E10 FOP=[YR=1994] S5E10 N2 W2 N7 W6 S4 W2 $ E2 N4 E6 S7 E13 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	0845	KOOL DECK	0	100	0	0	369.00	SF	14.50	14.50	100	1995	1995	3	68	3,638	
2	0861	POOL GUNIT	0	100	0	0	154.00	SF	85.00	85.00	100	1995	1995	3	20	2,618	
3	0911	SCRN RM A	0	100	0	0	689.00	SF	17.50	17.50	100	2017	2017	3	74	8,923	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1995	1995	3	20	800	
6	0855	CONC PAVER	0	100	0	0	1,483.00	SF	10.00	10.00	100	2014	2014	3	94	13,940	

LAND DESCRIPTION

TOTAL OB/XF 30,119

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 425,250 Market: 0 Agricultural: 0 Common: 425,250 PRINTED 07/30/2025 BY SYS