

HARR GARY LEE/JONES MARGARET K
2813 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

00-00-31-155S-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 70			
Exterior Wall	20	FACE BRICK 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	07	CORK/VTILE 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	1,750	100	1994	1,750	220,727
FGR	556	55	1994	306	38,596
FOP	16	30	1994	5	631
FSP	210	40	1994	84	10,595
TOTALS	2,532			2,145	270,548

BUILDING CHARACTERISTICS CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,145	115.2382	152.11	326,276	1994	1994	0	0	0	17.08	82.92

1 SNGL FAM - 100% - 2023
Heated Area: 1750
HX Base Yr 2023

The floor plan shows a main rectangular building footprint with several smaller attached sections. Key dimensions include a main width of 34 units and a depth of 22 units. Specific areas are labeled: FSP 1994 (21x21), BAS 1994 (main body), FGR 1994 (lower right extension), and FOP 1994 (small square section). Perimeter measurements are provided along various edges.

MARKET ADJUSTMENTS

BLD DATE	03/04/2014	KK	LGL DATE	05/06/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		270,548	
TOTAL MARKET OB/XF VALUE		3,641	
TOTAL LAND VALUE - MARKET		425,250	
TOTAL MARKET VALUE		699,439	
SOH/AGL Deduction		132,969	
ASSESSED VALUE		566,470	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		515,748	
TOTAL JUST VALUE		699,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		550,505	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1450	11/24/2020	DG	U	I	11	100

GRANTOR: HARR GARY LEE
GRANTEE: HARR GARY L & MARGA
2196/0813 5/11/2018 WD Q I 02 366,000
GRANTOR: GOFF LIVING TRUST
GRANTEE: HARR GARY LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 FSP=[YR=1994] N10 W21 S10 E21 \$ W34 S35 E14 N4 FOP=[YR=1994] E4 N4 W4 S4 \$ N4 E4 S4 E12 FGR=[YR=1994] S22 E10 S2 E14 N24 W24 \$ E24 N22 E4 N9 \$.

LAND DESCRIPTION

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