LOT 46
OCEAN SOUND PB 5/295

DOLLARD CAROL & WILLIAM
2807 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155S-0046-0000

BUILDING CHARACTERISTICS

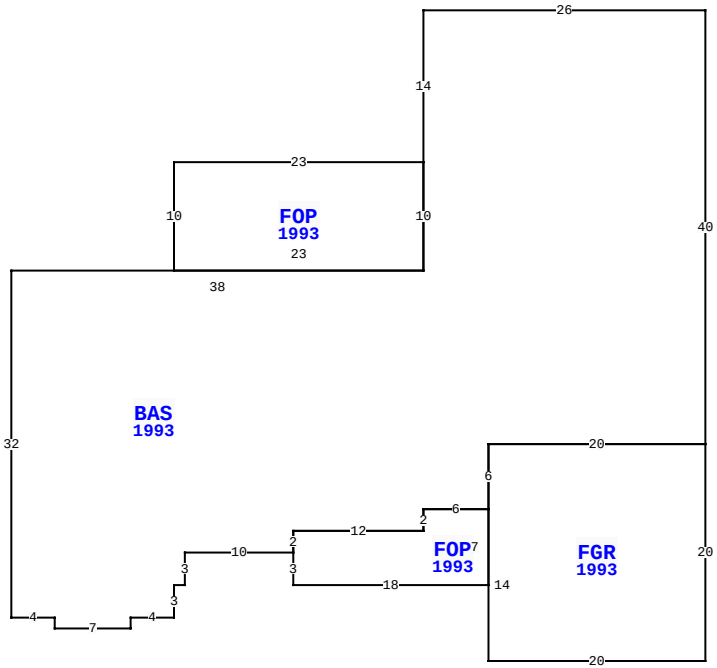
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,140	100	1993	2,140	293,647
FGR	400	55	1993	220	30,188
FOP	102	30	1993	31	4,254
FOP	230	30	1993	69	9,468
TOTALS	2,872			2,460	337,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,460	112.9920	149.15	366,909	1991	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2024 Heated Area: 2140 HX Base Yr 2024



2807 OCEAN SOUND 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		337,556
TOTAL MARKET OB/XF VALUE		18,995
TOTAL LAND VALUE - MARKET		425,250
TOTAL MARKET VALUE		781,801
SOH/AGL Deduction		133,469
ASSESSED VALUE		648,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		597,610
TOTAL JUST VALUE		781,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122407	KITCHEN REMODEL	28,500	12/11/2012
20080584	REROOF W/35YR SHN	8,000	04/14/2008
2004489	SCREEN ROOM O/POO	6,000	12/07/2000
2004093	SWIM POOL	33,695	10/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1215	12/12/2022	WD	Q	I	02	875,000
GRANTOR: MARKLAND JOHN E & REB						
GRANTEE: DOLLARD CAROL & WIL						
2427/1506	12/30/2020	QC	U	I	11	100
GRANTOR: MARKLAND JOHN E & REB						
GRANTEE: MARKLAND JOHN E & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S14 FOP=[YR=1993] W23 S10 E23 N10$ S10 W38 S32 E4 S1 E7 N1 E4 N3 E1 N3 E10 FOP=[YR=1993] S3 E18 N7 W6 S2 W12 S2$ N2 E12 N2 E6 FGR=[YR=1993] S14 E20 N20 W20 S6 $ N6 E20 N40 $.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,302	
3	0861	POOL GUNIT	0	100	0	0	425.00	SF	85.00	85.00	100	2001	2001	3	25	9,031	
4	0910	SCRN RM L	0	100	0	0	848.00	SF	15.00	15.00	100	2001	2001	3	20	2,544	
5	0845	KOOL DECK	0	100	0	0	478.00	SF	7.25	7.25	100	2001	2001	3	79	2,738	

LAND DESCRIPTION

TOTAL OB/XF 18,995

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