BLOCK 134 LOT S1/2 OF 5
IN OR 1892/611
CITY OF FDNA BEACH

DEMPS OSTEAN III
937 CAVAISON AVENUE
LAS VEGAS, NV 89123

2025

00-00-31-1800-0134-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

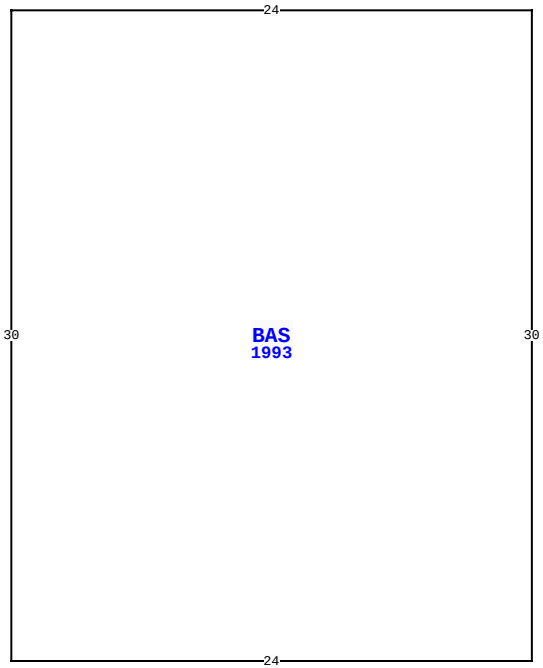
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	7,459
TOTALS	720			720	7,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	720	74.2628	103.60	74,592	1979	1979	0	0	40	50.00	10.00

1 RETAILSTOR – 0% - 0 Heated Area: 720 HX Base Yr



815 ELM ST, FERNANDINA BEACH

BLD DATE	12/12/2018	KK	LGL DATE	
XF DATE	12/12/2018	KK	LAND DATE	12/12/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,459
TOTAL MARKET OB/XF VALUE	1,549
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	209,008
SOH/AGL Deduction	126,661
ASSESSED VALUE	82,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,347
TOTAL JUST VALUE	209,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6396	XFOB	500	03/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/0611	12/06/2013	QC	U	I	11	100
GRANTOR: DEMPS OSTEAN JR						
GRANTEE: DEMPS OSTEAN III						
1647/1781	10/30/2009	QC	U	I	11	100
GRANTOR: MCGAHEE KATHERINE E						
GRANTEE: DEMPS OSTEAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 E24 N30$.

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	1242	WD DECK A	0	0	0	0	440.00	SF	10.00	10.00	100	1991	1991	3	20	880	
2	0810	CONCRETE A	0	0	0	0	355.00	SF	6.50	6.50	100	1979	1979	3	29	669	

LAND DESCRIPTION

TOTAL OB/XF 1,549

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	001100	C	STORE 1FLR	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000							

REVIEW DATE 04/15/2025 BY DC Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS