

BLK 243 TRACT C & E1/2 TRACT D
OF LOT 10
CITY OF FDNA BEACH S/D OF

REGAN PETER & KAREN L
1326 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0243-10D1



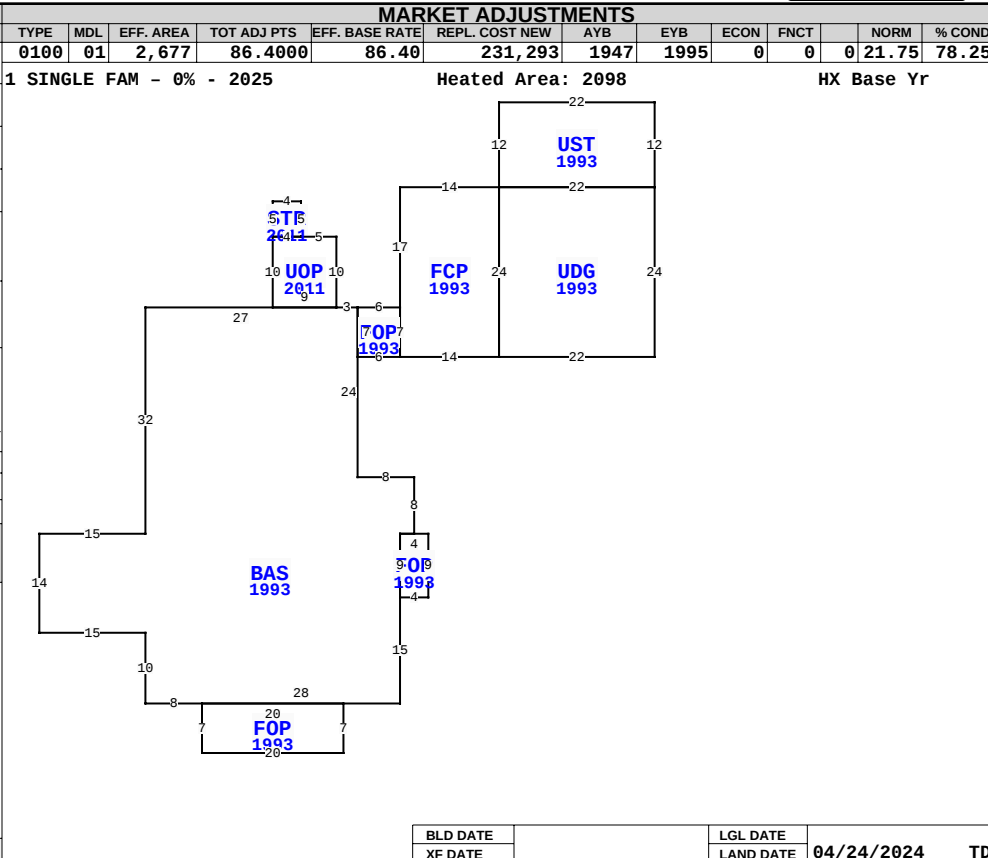
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	1993	2,098	141,841
FCP	336	25	1993	84	5,679
FOP	36	30	1993	11	743
FOP	42	30	1993	13	879
FOP	140	30	1993	42	2,840
STR	20	10	2011	2	135
UDG	528	55	1993	290	19,606
UOP	90	20	2011	18	1,217
UST	264	45	1993	119	8,046
TOTALS	3,554			2,677	180,987

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0825	BRICK	0	0	0	0	44.00	SF	20.63
3	0810	CONCRETE A	0	0	0	0	3,578.00	SF	6.50
4	0801	ASPHALT A	0	0	97	8	776.00	SF	1.50
5	0861	POOL GUNIT	0	0	0	0	512.00	SF	85.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	0	0	0	472.00	SF	7.00
8	0476	VF 6 SBPL	0	0	0	0	331.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	MU-1			19,608.00



TOTAL OB/XF									
50,999									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	MU-1			19,608.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					180,987				
TOTAL MARKET OB/XF VALUE					50,999				
TOTAL LAND VALUE - MARKET					490,200				
TOTAL MARKET VALUE					722,186				
SOH/AGL Deduction					0				
ASSESSED VALUE					722,186				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					722,186				
TOTAL JUST VALUE					722,186				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					717,016				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131199	SWIM POOL	36,000	05/28/2013
20111412	REPLACE BACK PORC	1,900	08/18/2011
20111414	REPLACE 1 WINDOW	900	08/17/2011
20111414	REPAIR/RRF	900	08/17/2011
20110440	H/AC	2,000	03/29/2011
20110218	WOOD FENCE	5,000	02/14/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2745/1596	10/23/2024	WD	Q	I	01	827,043	
GRANTOR: OMAN FAMILY TRUST							
GRANTEE: REGAN PETER & KAREN							
2710/876	3/28/2024	WD	U	I	11	100	
GRANTOR: OMAN RALPH							
GRANTEE: OMAN FAMILY TRUST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W22S12 FCP=[YR=1993] W14S17 FOP=[YR=1993] W6									
BAS=[YR=1993] W3 UOP=[YR=2011] N10W5 STR=[YR=2011] N5W4S5E4S									
W4S10 E9S W27 S32 W15S14 E15 S10 E8 FOP=[YR=1993] S7 E20 N7									
W20 \$ E28 N15 FOP=[YR=1993] E4 N9W4 S9 \$ N9 E2 N8 W8 N24 \$ S7									
E6 N7S S7E14 N24\$UDG=[YR=1993] S24 E22N24W22\$E22 N12\$.									