BLK 27 LOT 8
IN OR 1972/98
ASKINS OCEAN CITY BEACH R/P OF

ONE PARTICULAR HARBOR TRUST/STEFFES EMILY K TRUSTE
105 OSPREY COVE LANE
PONTE VEDRA, FL 32082

2026

00-00-31-1041-0027-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

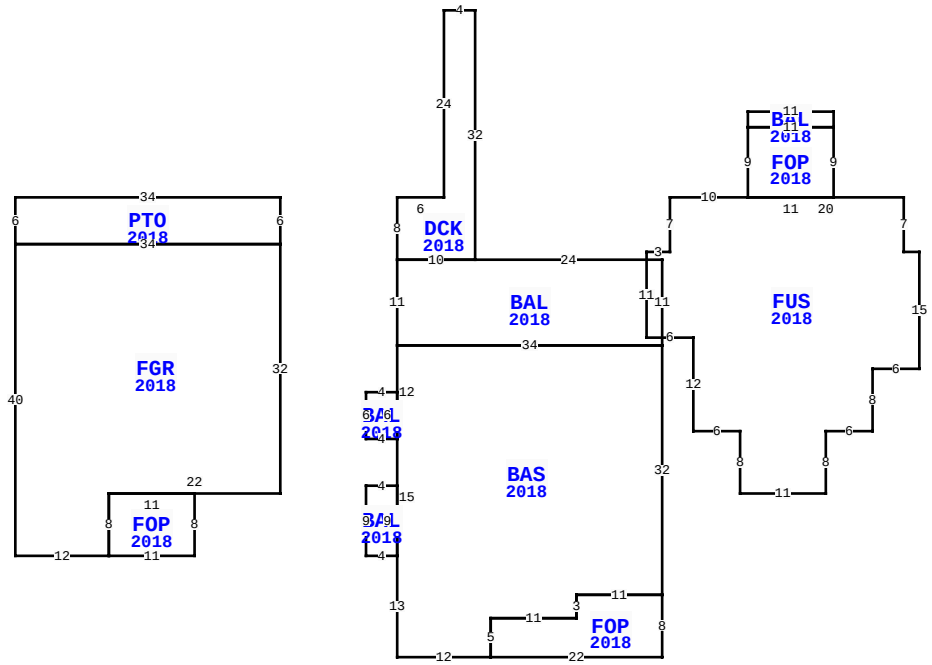
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	22	15	2018	3	741
BAL	24	15	2018	4	988
BAL	36	15	2018	5	1,236
BAL	374	15	2018	56	13,841
BAS	1,217	100	2018	1,217	300,801
DCK	176	10	2018	18	4,449
FGR	1,184	55	2018	651	160,905
FOP	88	30	2018	26	6,426
FOP	99	30	2018	30	7,415
FOP	143	30	2018	43	10,628
TOTALS	4,550			3,046	752,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,046	153.5002	254.81	776,151	2018	2018	0	0	0	3.00	97.00

2 SFR CUST 0% - 0 Heated Area: 2200 HX Base Yr



** This building has 12 Sub-Areas

946 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	752,866
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,802,866
SOH/AGL Deduction	19,062
ASSESSED VALUE	1,783,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,783,804
TOTAL JUST VALUE	1,802,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,677,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163178	CO ISSUED	0	02/20/2018
20163178	NEW CONSTR	310,625	11/17/2016
20160920	DEMOLITION	0	04/06/2016
20140686	KITCHREM	12,000	04/09/2014
20110825	H/AC	3,600	05/27/2011
20110666	REMODEL	2,500	05/02/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/0098	4/02/2015	WD	Q	I	01	647,800
GRANTOR: ATKINSON JOEL MICHAEL						
GRANTEE: ONE PARTICULAR HARB						
1972/0096	4/02/2015	WD	U	I	11	100
GRANTOR: ATKINSON JANET A ET A						
GRANTEE: ATKINSON JOEL MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W34 S6 FGR=[YR=2018] S40 E12 FOP=[YR=2018] E11 N8 W11 S8$ N8 E22 N32 W34$ E34 N6$ PTR=E15 DCK=[YR=2018] E6 N24 E4 S32 BAL=[YR=2018] E24 S11 BAS=[YR=2018] S32 FOP=[YR=2018] S8 W22 N5 E11 N3 E11$ W11 S3 W11 S5 W12 N13 BAL=[YR=2018] W4 N9 E4 S9 $ N15 BAL=[YR=2018] W4 N6 E4 S6$ N12 E34$ W34 N11 E10$ W10 N8$ W15$ PTR=E50 FUS=[YR=2018] E10 FOP=[YR=2018] N9 BAL=[YR=2018] N2 E11 S2 W11$ E11 S9 W11$ E20 S7 E2 S15 W6 S8 W6 S8 W11 N8 W6 N12 W6 N11 E3 N7$ W50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS