LOT 29
FERREIRAS R/P OF FDNA BEACH
PBK 2/34

CIBOR STEVEN REVOCABLE TRUST/CIBOR STEVEN T TRUSTE
4600 BEECHWOOD ROAD
COLLEGE PARK, MD 20740

**2026**

**00-00-31-126A-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

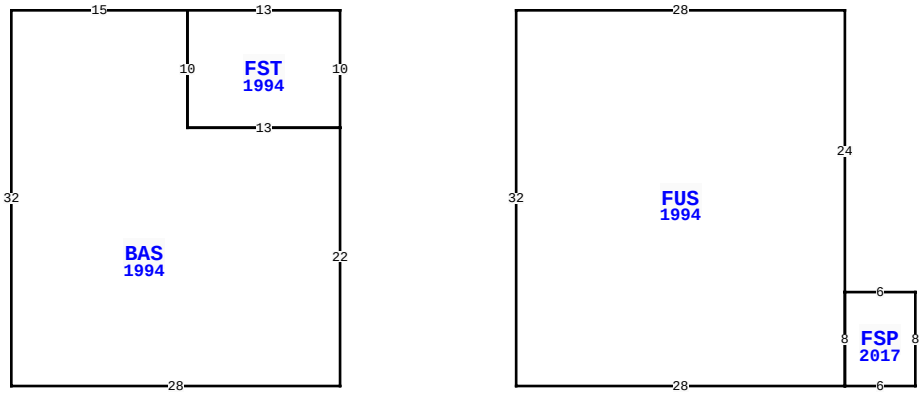
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1050.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 766 | 100 | 1994 | 766 | 111,143 |
| FSP | 48 | 40 | 2017 | 19 | 2,757 |
| FST | 130 | 55 | 1994 | 72 | 10,447 |
| FUS | 896 | 100 | 1994 | 896 | 130,005 |
| TOTALS | 1,840 | | | 1,753 | 254,352 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,753 | 123.9000 | 172.22 | 301,902 | 1940 | 1990 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM 0% - 0 Heated Area: 1662 HX Base Yr




1127 OCEAN AVE A B, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 254,352 |
| TOTAL MARKET OB/XF VALUE | 5,285 |
| TOTAL LAND VALUE - MARKET | 975,000 |
| TOTAL MARKET VALUE | 1,234,637 |
| SOH/AGL Deduction | 25,582 |
| ASSESSED VALUE | 1,209,055 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,209,055 |
| TOTAL JUST VALUE | 1,234,637 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,203,188 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| DEM-2024-00 | DEM FGR/BAL | 750 | 03/27/2024 |
| BLDR-2023-0 | RECON FGR AND BAL | 0 | 03/13/2024 |
| 20171265 | DECKEXT | 4,329 | 04/27/2017 |
| 20120283 | ELEC OTHER | 1,000 | 02/21/2012 |
| 20120294 | REMODEL | 1,000 | 02/13/2012 |
| 20090608 | H/AC | 2,059 | 05/15/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2445/0287 | 3/22/2021 | WD | Q | I | 01 | 912,000 |
| GRANTOR: O'SULLIVAN F PATRICK | | | | | | |
| GRANTEE: CIBOR STEVEN T & JE | | | | | | |
| 1920/1573 | 5/30/2014 | WD | Q | I | 02 | 450,000 |
| GRANTOR: DICKENS JACKSON H & B | | | | | | |
| GRANTEE: O'SULLIVAN F PATRIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1994] W13 BAS=[YR=1994] W15 S32 E28 N22 W13 N10$ S10 E13 N10$ PTR=E15 FUS=[YR=1994] E28 S24 FSP=[YR=2017] E6 S8 W6 N8$ S8 W28 N32$ W15$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 1123 | CB 8" | 0 | 0 | 41 | 3 | 123.00 | SF | 6.15 | 6.15 | 100 | 2003 | 2003 | 3 | 80 | 605 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 3 | 3 | 9.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 20 | 18 | |
| 6 | 1241 | WD DECK G | 0 | 0 | 8 | 35 | 280.00 | UT | 15.53 | 15.53 | 100 | 2003 | 2003 | 3 | 29 | 1,261 | |
| 7 | 1241 | WD DECK G | 0 | 0 | 44 | 4 | 176.00 | UT | 15.53 | 15.53 | 100 | 2004 | 2004 | 3 | 30 | 820 | |
| 8 | 1241 | WD DECK G | 0 | 0 | 23 | 5 | 115.00 | UT | 15.53 | 15.53 | 100 | 2006 | 2006 | 3 | 36 | 643 | |
| 9 | 1241 | WD DECK G | 0 | 0 | 12 | 18 | 216.00 | UT | 11.50 | 11.50 | 100 | 2017 | 2017 | 3 | 78 | 1,938 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,285

| 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 | 0002 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 975,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 975,000 Market: 0 Agricultural: 0 Common: 975,000 PRINTED 07/09/2026 BY SYS