

LOT 30
IN OR 1849/186
FERREIRAS REPLAT OF FDNA BEACH

GETZ JAMES F & KRISTIN K
316 SOUTH BARTRAM TRAIL
ST JOHNS, FL 32259-8859

2026

00-00-31-126A-0030-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	31	HARDIE BRD 100								0900	01	916	141.7500	197.03	180,479	1930	2005	0	0	0	9.75	90.25	VALUATION BY																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 0% - 0										Heated Area: 912										HX Base Yr										STANDARD							
Roof Cover	12	MODULAR MT 100																		Tax Group: 2										Tax Dist:																	
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										247,553																	
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET OB/XF VALUE										4,412																	
Interior Floo	12	HARDWOOD 50																		TOTAL LAND VALUE - MARKET										975,000																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										1,226,965																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										264,255																	
Bedrooms		3 100																		ASSESSED VALUE										962,710																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										0																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										962,710																	
Stories	1.	1. 100																		TOTAL JUST VALUE										1,226,965																	
Units		0 100								NCON VALUE										0																											
BUD8 Adjustme	02	DIST FB 100								INCOME VALUE																																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										1,201,848																											
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	912	100	1993	912	162,171																																										
FOP	12	30	1993	4	711																																										
TOTALS																						924				916		162,882																			
EXTRA FEATURES																						1125 OCEAN AVE, FERNANDINA BEACH																									
L N	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	108.00	SF	10.00	10.00	100	2003	2003	3	20	216																															
2	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2003	2003	3	20	18																															
3	1242	WD DECK A	0	0	0	0	149.00	SF	10.00	10.00	100	2005	2005	3	21	313																															
4	1076	TRELLIS A	0	0	9	18	162.00	SF	7.50	7.50	100	2005	2005	3	85	1,033																															
6	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	2014	2014	3	55	930																															
7	1242	WD DECK A	0	0	28	3	84.00	SF	10.00	10.00	100	2014	2014	3	55	462																															
8	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2015	2015	3	60	1,440																															
LAND DESCRIPTION																						TOTAL OB/XF										4,412															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																															

GETZ JAMES F & KRISTIN K
316 SOUTH BARTRAM TRAIL
ST JOHNS, FL 32259-8859

00-00-31-126A-0030-0000

[illegible]