LOT 31
IN OR 1127/1687
FERREIRAS REPLAT OF

REGISTER LUCY K
1123 OCEAN AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-126A-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

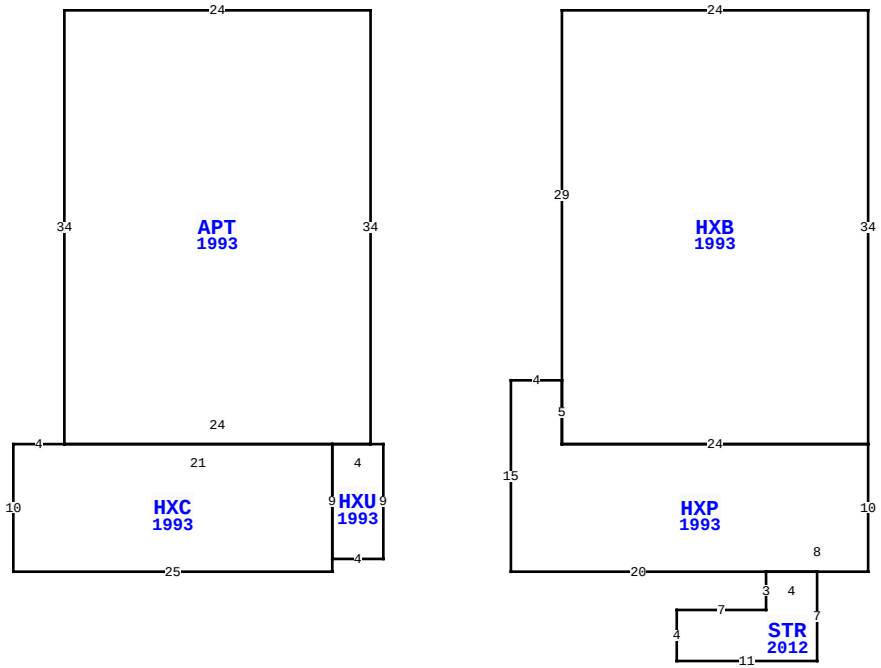
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	1993	816	155,243
HXB	816	100	1993	816	155,243
HXC	250	25	1993	62	11,795
HXP	300	30	1993	90	17,123
HXU	36	55	1993	20	3,805
STR	56	10	2012	6	1,142
TOTALS	2,274			1,810	344,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,810	156.2100	217.13	393,005	1962	2000	0	0	0	12.38	87.62

1 DUPLEX 54.61% - 2006 Heated Area: 1632 HX Base Yr 2006



1123 OCEAN AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		344,351
TOTAL MARKET OB/XF VALUE		4,867
TOTAL LAND VALUE - MARKET		975,000
TOTAL MARKET VALUE		1,324,218
SOH/AGL Deduction		867,905
ASSESSED VALUE		456,313
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		399,902
TOTAL JUST VALUE		1,324,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,270,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171496	CARPORT	10,909	05/16/2017
20151599	DCK	12,000	07/09/2015
20121230	RE-ROOF	9,800	06/22/2012
20121207	CHANG AMP	800	06/21/2012
990879	REPAIRS	0	07/19/1999
19972346	RE-ROOF	1,000	12/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1127/1687	4/07/2003	WD	Q	I		350,000
GRANTOR: JACK-MOONEY NOREEN						
GRANTEE: REGISTER JOHNNY & L						
0713/1868	9/13/1994	WD	Q	I		124,100
GRANTOR: KRUER GEORGE R & FLOR						
GRANTEE: MOONEY NOREEN JACK						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24S34 HXC=[YR=1993] W4S10 E25N1 HXU=[YR=1993] E4N9W4S9$ N9W21$ E24N34$ PTR=E15 HXB=[YR=1993] S29 HXP=[YR=1993] W4S15 E20 STR=[YR=2012] S3W7 S4E11N7W4$ E8N10W24N5$ S5E24 N34W24$ 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
5	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2019	2019	3	78	4,867	

LAND DESCRIPTION

TOTAL OB/XF 4,867

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	000800	C	MULTI-FAMILY	100	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