LOT 32
IN OR 1372/898
FERREIRAS REPLAT OF

VAIL ANNE
1033 OCEAN AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-126A-0032-0000

BUILDING CHARACTERISTICS

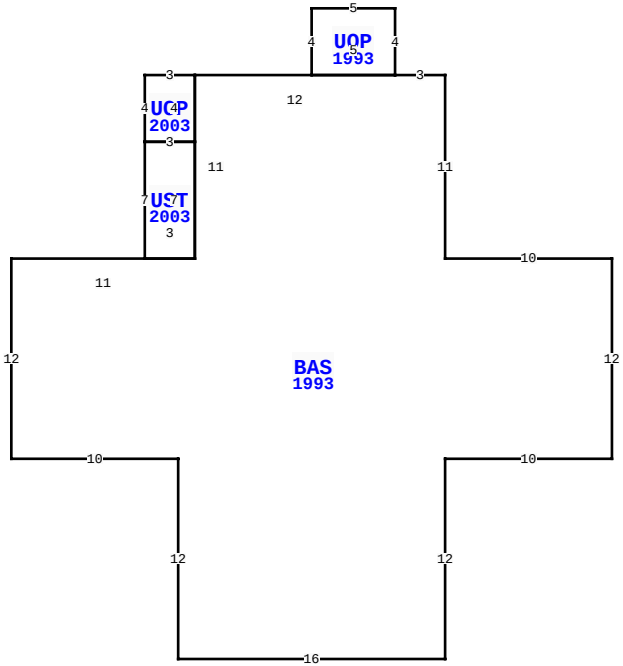
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	789	100	1993	789	131,087
UOP	20	20	1993	4	665
UOP	12	20	2003	2	332
UST	21	45	2003	9	1,496
TOTALS	842			804	133,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	804	118.9100	197.39	158,702	1940	1990	0	0	0	15.83	84.17

1 SFR CUST 100% - 2019 Heated Area: 789 HX Base Yr 2019



1033 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/21/2014 KK	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		133,579
TOTAL MARKET OB/XF VALUE		1,092
TOTAL LAND VALUE - MARKET		975,000
TOTAL MARKET VALUE		1,109,671
SOH/AGL Deduction		711,283
ASSESSED VALUE		398,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,977
TOTAL JUST VALUE		1,109,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,078,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051516	REPAIR/RRF	2,000	04/06/2005
20021503	REMODEL	2,000	09/03/2002
B8522	REPAIR/RRF	300	08/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0898	12/08/2005	WD	Q	I	06	58,600
GRANTOR: FISHER GREGORY						
GRANTEE: VAIL ANNE						
0906/0114	11/01/1999	WD	Q	I		155,000
GRANTOR: PEEPLES WARREN G & LO						
GRANTEE: VAIL ANNE & GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N11 W3 UOP=[YR=1993] N4 W5 S4 E5$
W12UOP=[YR=2003] W3 S4 UST=[YR=2003] S7 E3 N7 W3$ E3 N4$ S11
W11 S12 E10 S12 E16 N12 E10 N12$.

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
1	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
2	1242	WD DECK A	0	100	0	0	50.00	SF	10.00	10.00	100	2004	2004	3	20	100	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2004	2004	3	20	240	
4	1242	WD DECK A	0	100	15	12	180.00	SF	10.00	10.00	100	2007	2007	3	24	432	

LAND DESCRIPTION

TOTAL OB/XF 1,092

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	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