N1/2 OF LOT 33
IN OR 2019/1248
DECLARATION OF UNITY OF TITLE

VAN HAREN LINDA M
1031 B OCEAN AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-126A-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

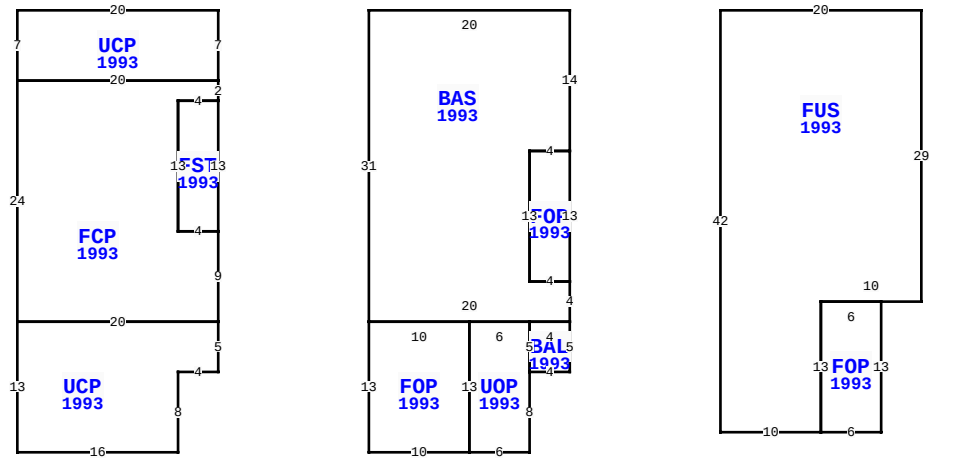
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	1993	3	701
BAS	568	100	1993	568	132,720
FCP	428	25	1993	107	25,002
FOP	52	30	1993	16	3,739
FOP	78	30	1993	23	5,374
FOP	130	30	1993	39	9,113
FST	52	55	1993	29	6,776
FUS	710	100	1993	710	165,901
UCP	140	20	1993	28	6,542
UCP	228	20	1993	46	10,748
TOTALS	2,484			1,585	370,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,585	246.7156	259.05	410,594	1982	2005	0	0	0	9.80	90.20

1 TOWNHOUSE 100% - 2012 Heated Area: 1278 HX Base Yr 2012



** This building has 11 Sub-Areas

1031 OCEAN AVE 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		370,356
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		857,856
SOH/AGL Deduction		515,709
ASSESSED VALUE		342,147
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,736
TOTAL JUST VALUE		857,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,019,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071430	REMODEL	2,000	08/01/2007
20071406	H/AC	5,500	07/30/2007
20070832	ELEC OTHER	450	05/15/2007
20070765	ADDITION	30,000	05/01/2007
20070455	ELEC OTHER	3,500	03/15/2007
20061979	H/AC	5,500	08/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1248	11/23/2015	QC	U	I	11	100
GRANTOR: VAN HAREN KEVIN B & L						
GRANTEE: VAN HAREN LINDA M						
1741/1043	5/31/2011	WD	Q	I	02	430,000
GRANTOR: KNOX LYNN C						
GRANTEE: VAN HAREN KEVIN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20S31 FOP=[YR=1993] S13E10 UOP=[YR=1993] E6N8 BAL=[YR=1993] E4N5W4S5$ N5W6S13$ N13W10$ E20N4 FOP=[YR=1993] N13W4S13E4$ W4N13E4N14 $ PTR=W35 UCP=[YR=1993] W20S7 FCP=[YR=1993] S24 UCP=[YR=1993] S13 E16N8 E4N5W20$ E20N9 FST=[YR=1993] N13W4 S13E4$ W4N13E4N2W20$ E20N7$ E35$ PTR=E15 FUS=[YR=1993] S42E10 FOP=[YR=1993] E6N13W6S13$ N13E10N29 W20$ 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

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	100	0002	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS