LOTS 77 (EX W 23FT) &
LOTS 78 & 76
GA FDNA BEACH SUB P 2/35

HERRERO EUGENIA RIVERA L/E/
827 OCEAN AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134A-0077-0000

BUILDING CHARACTERISTICS

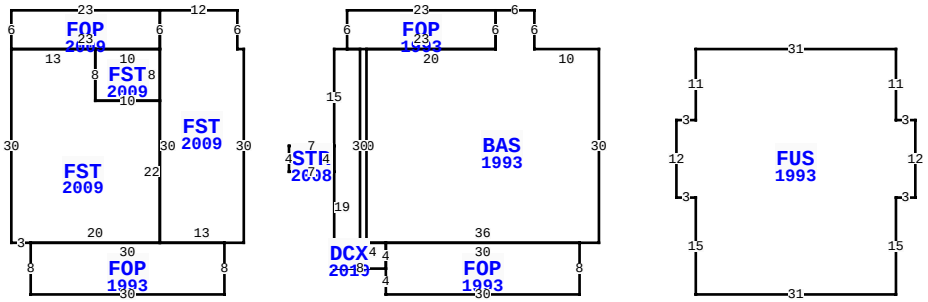
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,116	100	1993	1,116	163,300
DCX	152	15	2010	23	3,365
FOP	138	30	1993	41	5,999
FOP	240	30	1993	72	10,536
FOP	240	30	1993	72	10,536
FOP	138	30	2009	41	5,999
FST	80	55	2009	44	6,438
FST	462	55	2009	254	37,167
FST	610	55	2009	336	49,165
FUS	1,250	100	1993	1,250	182,908
TOTALS	4,454			3,252	475,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,252	100.7400	167.23	543,832	1930	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 0 Heated Area: 2366 HX Base Yr 1999



** This building has 11 Sub-Areas

827 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		475,853
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,681,250
TOTAL MARKET VALUE		3,157,103
SOH/AGL Deduction		2,609,593
ASSESSED VALUE		547,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		496,099
TOTAL JUST VALUE		3,157,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,836,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121116	METAL ROOF	12,000	06/13/2012
20081194	H/AC - NO DUCTWOR	7,000	07/24/2008
20080461	ELEC FOR LOWER LE	2,500	03/20/2008
20080378	STUCCO ENTIRE HOM	10,000	03/12/2008
20071678	ELEC.FIXT LOWER L	0	09/06/2007
20070803	144 YARDS OF FILL	0	05/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/274	8/15/2025	LE	U	I	11	100
GRANTOR: HERRERO EUGENIA RIVER						
GRANTEE: MCCARTHY AMAYA						
0861/0871	1/05/1999	QC	Q	I	06	100
GRANTOR: JOHNSON RANDY S						
GRANTEE: RIVERA EUGENIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W6 FOP=[YR=1993] W23 S6DCX=[YR=2010] W2 S15 STR=[YR=2008] W7 S4 E7 N4 $ S19 E8 FOP=[YR=1993] S4 E30 N8 W30 S4 $ N4 W4 N30 W2 $ E23 N6 $ S6 W20 S30 E36 N30 $ PTR= E15 FUS=[YR=1993] E31 S11 E3 S12 W3 S15 W31 N15 W3 N12 E3 N11 $ W15 $ PTR= W55 FST=[YR=2009] W1 N6 W12 FOP=[YR=2009] W23 S6 FST=[YR=2009] S30 E3 FOP=[YR=1993] S8 E30 N8 W30$ E20 N22 W10 N8 W13 $ E23 N6$ S6 FST=[YR=2009] W10 S8 E10 N8$ S30 E13 N30$ E55$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	88.00	100.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	1,950,000							
2	000120	C	RES OCEAN	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.75	19,500.00	14,625.00	731,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 2,681,250 Market: 0 Agricultural: 0 Common: 2,681,250 PRINTED 07/09/2026 BY SYS