LOTS 84 & 155
IN OR 1789/1077
GA FDNA BEACH SUB #1 PB 2/35

AGRONOW DAN & BECKY
729 OCEAN AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134A-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

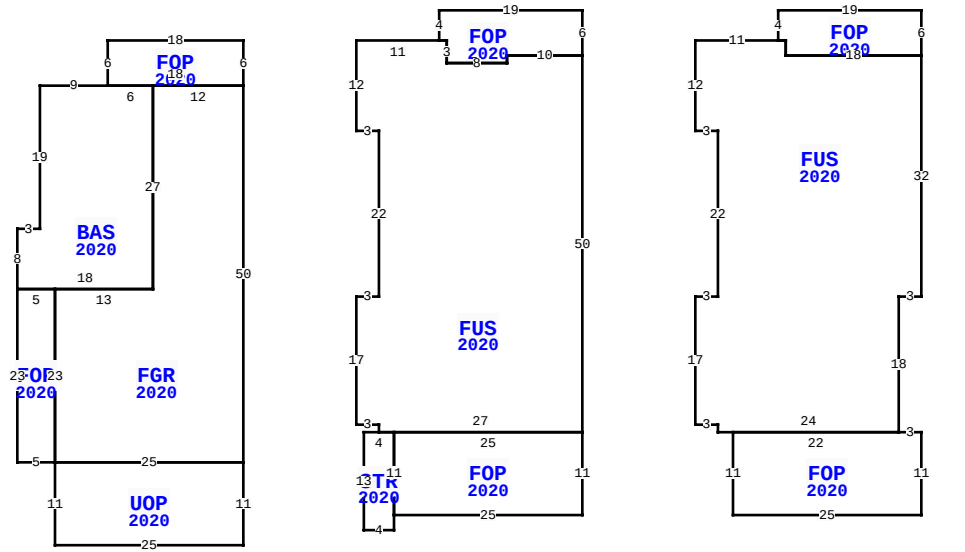
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
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
BAS	429	100	2020	429	90,415
FGR	899	55	2020	494	104,113
FOP	108	30	2020	32	6,744
FOP	112	30	2020	34	7,165
FOP	115	30	2020	34	7,165
FOP	120	30	2020	36	7,587
FOP	275	30	2020	82	17,282
FOP	275	30	2020	82	17,282
FUS	1,401	100	2020	1,401	295,269
FUS	1,447	100	2020	1,447	304,964
TOTALS	5,508			4,131	870,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,131	130.2154	216.16	892,957	2020	2020	0	0	0	2.50	97.50

3 SFR CUST 100% - 2021 Heated Area: 3277 HX Base Yr 2021



** This building has 12 Sub-Areas

729 OCEAN AV, 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		870,633
TOTAL MARKET OB/XF VALUE		2,559
TOTAL LAND VALUE - MARKET		1,200,000
TOTAL MARKET VALUE		2,073,192
SOH/AGL Deduction		552,843
ASSESSED VALUE		1,520,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,468,938
TOTAL JUST VALUE		2,073,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,022,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190022	NEW CONSTR	0	01/11/2019
012321	DEMOLITION	12,000	10/23/2001
012322	DEMOLITION	6,000	10/23/2001
9803-B	REPAIR/RRF	1,420	05/07/1996
9365-B	REPAIR/RRF	900	10/16/1995
7103	REPAIR/RRF	1,500	06/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0732	10/16/2017	MS	U	V	11	0
GRANTOR: AGRONOW DAN & BECKY						
GRANTEE: AGRONOW DAN & BECKY						
2141/0209	7/25/2017	WD	U	V	11	100
GRANTOR: AGRONOW DAN & BECKY						
GRANTEE: ROBINSON ANTONIO						

BUILDING NOTES

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	
4	1076	TRELLIS A	0	100	0	0	84.00	SF	7.50	7.50	100	2020	2020	3	95	599	

BUILDING DIMENSIONS

FOP=[YR=2020] W18 S6 BAS=[YR=2020] W9 S19 W3 S8 FOP=[YR=2020] S23 E5 UOP=[YR=2020] S11 E25 N11 FGR=[YR=2020] N50 W12 S27 W13 S23 E25$ W25$ N23 W5$ E18 N27 W6$ E18 N6$ PTR=E15 FUS=[YR=2020] E11 FOP=[YR=2020] N4 E19 S6 W10 S1 W8 N3 W1$ E1 S3 E8 N1 E10 S50 FOP=[YR=2020] S11 W25 STR=[YR=2020] S2 W4 N13 E4 S11$ N11 E25$ W27 N1 W3 N17 E3 N22 W3 N12$ W15$ PTR=E60 FUS=[YR=2020] E11 FOP=[YR=2020] N4 E19 S6 W18 N2 W1$ E1 S2 E18 S32 W3 S18 FOP=[YR=2020] E3 S11 W25 N11 E22$ W24 N1 W3 N17 E3 N22 W3 N12$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 2,559

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							
2	000120	C	RES OCEAN	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS