LOT 96
GA FDNA BEACH SUB PB 2/35

539 OCEAN AVENUE TRUST
PO BOX 489
YULEE, FL 32041

**2026**

**00-00-31-134A-0096-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

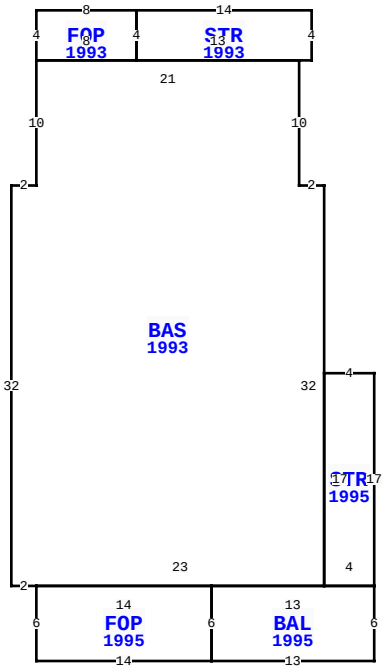
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 07 | SPECIAL 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 |
|---|---|---|---|---|---|
| BAL | 78 | 15 | 1995 | 12 | 2,106 |
| BAS | 1,010 | 100 | 1993 | 1,010 | 177,272 |
| FOP | 32 | 30 | 1993 | 10 | 1,755 |
| FOP | 84 | 30 | 1995 | 25 | 4,388 |
| STR | 56 | 10 | 1993 | 6 | 1,054 |
| STR | 68 | 10 | 1995 | 7 | 1,229 |
| TOTALS | 1,328 | | | 1,070 | 187,802 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,070 | 120.8400 | 200.59 | 214,631 | 1940 | 2000 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST 0% - 0 Heated Area: 1010 HX Base Yr




539 OCEAN AVE, 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 | 187,802 |
| TOTAL MARKET OB/XF VALUE | 36 |
| TOTAL LAND VALUE - MARKET | 1,462,500 |
| TOTAL MARKET VALUE | 1,650,338 |
| SOH/AGL Deduction | 297,273 |
| ASSESSED VALUE | 1,353,065 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,353,065 |
| TOTAL JUST VALUE | 1,650,338 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,392,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20151529 | DEMO EXT | 8,000 | 07/01/2015 |
| 20121529 | REROOF W/30YR SHN | 4,655 | 07/27/2012 |
| 20091701 | NEW METER CAN | 1,100 | 01/21/2009 |
| 20020667 | 3'VINYL FENCE | 2,000 | 04/19/2002 |
| 19991420 | REPLACE FENCE | 1,800 | 10/21/1999 |
| 19990091 | INSULATION | 1,000 | 03/22/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2523/0314 | 12/10/2021 | WD | U | I | 11 | 100 |
| GRANTOR: SHEIKH SOPHIA S | | | | | | |
| GRANTEE: 539 OCEAN AVENUE TR | | | | | | |
| 2481/0799 | 7/20/2021 | WD | U | I | 11 | 100 |
| GRANTOR: 539 OCEAN AVENUE TRUS | | | | | | |
| GRANTEE: SHEIKH SOPHIA S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 STR=[YR=1993] E1N4 W14 FOP=[YR=1993] W8S4E8N4$ S4E13$ W21S10W2 S32E2 FOP=[YR=1995] S6E14 BAL=[YR=1995] E13N6 STR=[YR=1995] N17W4S17 E4$ W13S6$ N6W14$ E23N32$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 0 | 5 | 4 | 20.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 45 | 36 | |

## LAND DESCRIPTION

TOTAL OB/XF 36

| 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 | 0 | 0002 | R-2 | 75.00 | 100.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 1,462,500 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,462,500 Market: 0 Agricultural: 0 Common: 1,462,500 PRINTED 07/09/2026 BY SYS