LOT 100
ESMT IN OR 55/575 &
ESMT IN OR 1831/1628

TEIFER DAVID A & JENNIFER
164 TEAKWOOD LN
MOORSVILLE, NC 28117

2026

00-00-31-134A-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

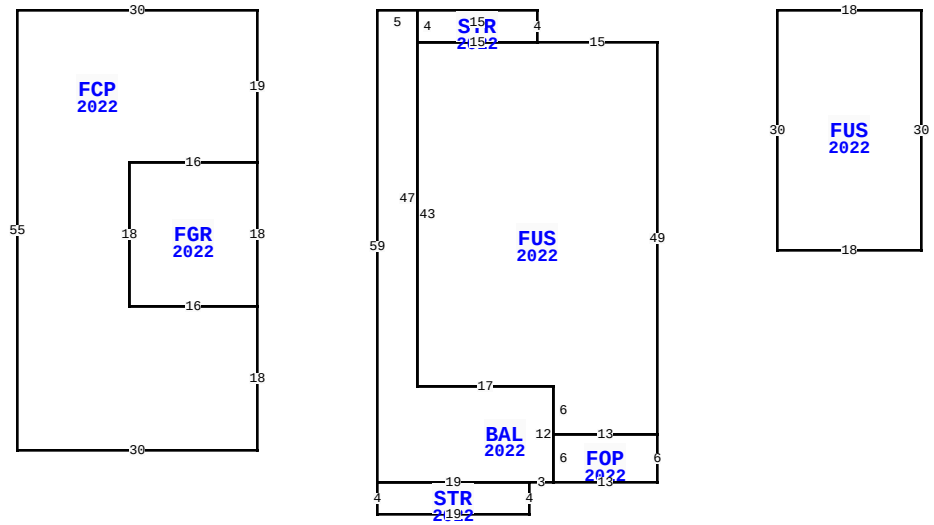
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	499	15	2022	75	27,168
FCP	1,362	25	2022	340	123,159
FGR	288	55	2022	158	57,233
FOP	78	30	2022	23	8,331
FUS	540	100	2022	540	195,605
FUS	1,368	100	2022	1,368	495,533
STR	60	10	2022	6	2,173
STR	76	10	2022	8	2,898
TOTALS	4,271			2,518	912,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,518	220.4160	365.89	921,311	2022	2022	0	0	0	1.00	99.00

2 SFR CUST 0% - 2025 Heated Area: 1908 HX Base Yr



529 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	912,098
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	975,000
TOTAL MARKET VALUE	1,887,098
SOH/AGL Deduction	0
ASSESSED VALUE	1,887,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,887,098
TOTAL JUST VALUE	1,887,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,822,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222505	INGROUND POOL	50,000	01/05/2023
20190401	NEW CONSTR	302,243	08/22/2019
20190007	DEMOLITION	0	03/12/2019
20122542	ADD DECK 35.5X12	1,200	12/19/2012
20051821	REPAIR SIDING	1,000	05/18/2005
20051785	REROOF W/50YR SHN	3,000	05/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1265	3/28/2024	WD	Q	I	01	2,270,000
GRANTOR: KLIMAN MARILYN J						
GRANTEE: TEIFER DAVID A & JE						
1903/0969	2/13/2014	SW	Q	I	02	275,000
GRANTOR: LOTT DONALD B & TEDDY						
GRANTEE: KLIMAN MARILYN J						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W30 S55 E30 N18 FGR=[YR=2022] N18 W16 S18 E16$ W16 N18 E16 N19$ PTR=E15 BAL=[YR=2022] E5 STR=[YR=2022] E15 S4 FUS=[YR=2022] E15 S49 FOP=[YR=2022] S6 W13 N6 E13 $ W13 N6 W17 N43 E15$ W15 N4$ S47 E17 S12 W3 STR=[YR=2022] S4 W19 N4 E19$ W19 N59$ W15$ PTR=E65 FUS=[YR=2022] E18 S30 W18 N30$ W65$.

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	0	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