LOT 101
IN OR 1831/1628
ESMT OR 55/575 & OR 2233/404

DUMARS CHARLES T & CHRISTINA B
12200 SAN BERNANDINO NE
ALBUQUERQUE, NM 87122

2026

00-00-31-134A-0101-0000

BUILDING CHARACTERISTICS

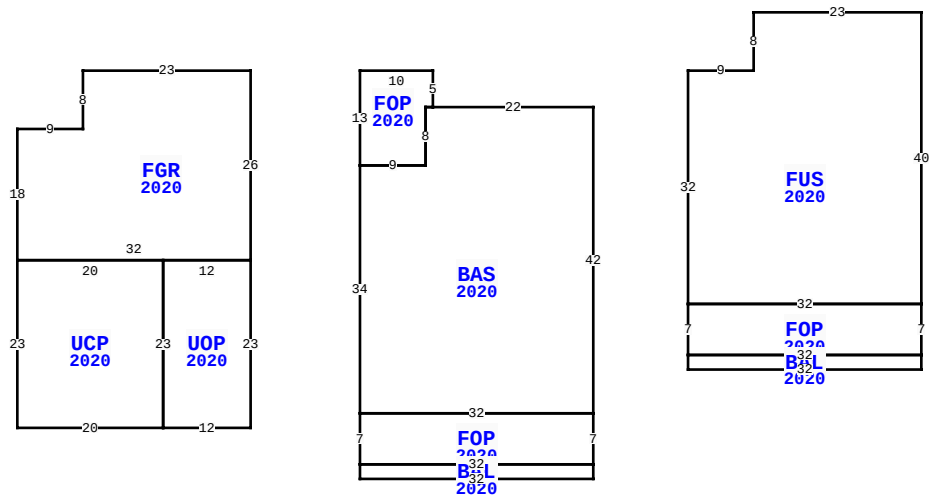
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
BAL	64	15	2020	10	2,472
BAL	64	15	2020	10	2,472
BAS	1,272	100	2020	1,272	314,370
FGR	760	55	2020	418	103,307
FOP	122	30	2020	37	9,144
FOP	224	30	2020	67	16,559
FOP	224	30	2020	67	16,559
FUS	1,208	100	2020	1,208	298,553
UCP	460	20	2020	92	22,737
UOP	276	20	2020	55	13,593
TOTALS	4,674			3,236	799,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,236	151.9214	252.19	816,087	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 0% - 0 Heated Area: 2480 HX Base Yr



527 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	799,765
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	975,000
TOTAL MARKET VALUE	1,776,725
SOH/AGL Deduction	243,575
ASSESSED VALUE	1,533,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,533,150
TOTAL JUST VALUE	1,776,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,724,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190011	NEW CONSTR	0	01/11/2019
20184300	NEW CONSTR	347,649	12/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1628	12/21/2012	WD	Q	V	02	215,000

GRANTOR: LOTT DONALD B & TEDDY

GRANTEE: DUMARS CHARLES T &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W23 S8 W9 S18 UCP=[YR=2020] S23 E20
UOP=[YR=2020] E12 N23 W12 S23$ N23 W20$ E32 N26$ PTR=E15
FOP=[YR=2020] E10 S5 BAS=[YR=2020] E22 S42 FOP=[YR=2020] S7
BAL=[YR=2020] S2 W32 N2 E32$ W32 N7 E32$ W32 N34 E9 N8 E1$ W1
S8 W9 N13$ W15$ PTR=E60 FUS=[YR=2020] E9 N8 E23 S40
FOP=[YR=2020] S7 BAL=[YR=2020] S2 W32 N2 E32$ W32 N7 E32$
W32 N32$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	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