

LOT 2
IN OR 1966/877
OAK MARSH ESTATES PB 4/105

KINGSNORTH-HELLER TRUST/HELLER STEVEN R TRUSTEE
2061 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

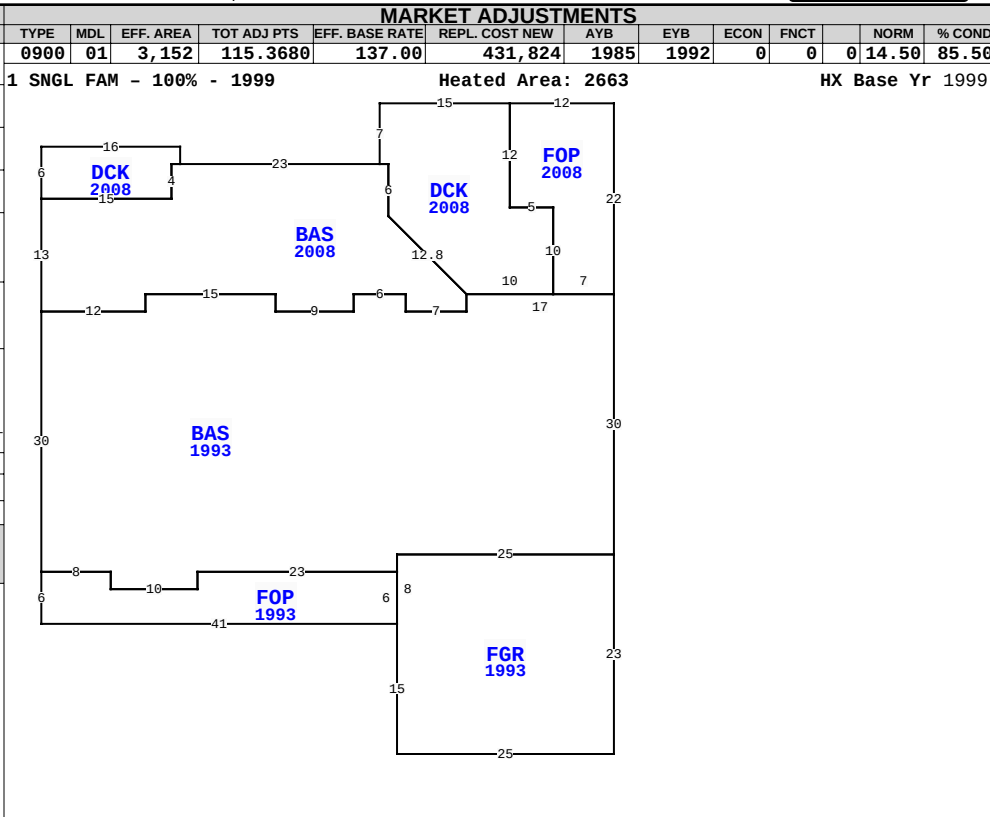
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	237,316
BAS	637	100	637	74,615
DCK	92	10	9	1,054
DCK	325	10	32	3,748
FGR	575	55	316	37,015
FOP	226	30	68	7,965
FOP	214	30	64	7,497

TOTALS	4,095		3,152	369,210
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0300	BOAT DCK W	0	100	173	4	692.00	SF	64.00
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
7	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00
8	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00
10	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00
16	0855	CONC PAVER	0	100	0	0	2,556.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100			85.00	185.00	115.00

REVIEW DATE 07/16/2018 BY DJX



TOTAL OB/XF									
36,223									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0300	BOAT DCK W	0	100	173	4	692.00	SF	64.00
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
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16	0855	CONC PAVER	0	100	0	0	2,556.00	SF	10.00

2061 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,152	115.3680	137.00	431,824	1985	1992	0	0	14.50	85.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,210
TOTAL MARKET OB/XF VALUE		36,223
TOTAL LAND VALUE - MARKET		491,625
TOTAL MARKET VALUE		897,058
SOH/AGL Deduction		565,151
ASSESSED VALUE		331,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,907
TOTAL JUST VALUE		897,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		869,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121533	REPAIR ROOF SHING	2,400	07/30/2012
20080341	GAS	450	03/05/2008
20080223	H/AC	4,500	02/14/2008
20072165	ADDITION	75,000	12/04/2007
20072085	XFOB	1,000	11/12/2007
20010461	RE-ROOF	2,000	03/15/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1966/0877	2/23/2015	QC	U	I	11
GRANTOR: HELLER STEVEN R & CHA					
GRANTEE: KINGSNORTH-HELLER T					
1907/0281	3/13/2014	WD	U	I	30
GRANTOR: HELLER STEVEN R TRUST					
GRANTEE: HELLER STEVEN R & C					

BUILDING NOTES					
BUILDING DIMENSIONS					
FOP=[YR=2008] W12 DCK=[YR=2008] W15 S7 BAS=[YR=2008] W23 DCK=[YR=2008] N2 W16 S6 E15 N4 E1\$ W1 S4 W15 S13 BAS=[YR=1993] S30 FOP=[YR=1993] S6 E41 FGR=[YR=1993] S15 E25 N23 W25 S8\$ N6 W23 S2 W10 N2 W8\$ E8 S2 E10 N2 E23 N2 E25 N30 W17 S2 W7 N2 W6 S2 W9 N2 W15 S2 W12\$ E12 N2 E15 S2 E9 N2 E6 S2 E7 N2 L9 U9 N6 W1\$ E1 S6 D9 R9 E10 N10 W5 N12\$ S12 E5 S10 E7 N22\$.					

Total Acres: 0.00 Total Land Value: 491,625 Market: 0 Agricultural: 0 Common: 491,625 PRINTED 08/02/2023 BY SYS