

LANGLEY ROBERT A & TINA D
2060 OAK MARSH DR
FERNANDINA BEACH, FL 32034

00-00-31-1510-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall17CB STUCCO 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 70

Interior Wall06CUST PANEL 30

Interior Floo14CARPET 60

Interior Floo12HARDWOOD 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms05100

Bathrooms024 100

Frame02WOOD FRAME 100

Stories2.2. 100

Units08100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS60010060067,547

BAS84610084695,242

FGR6005533037,151

FOP24030728,106

FUS2,0461002,046230,336

TOTALS4,3323,894438,380

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0900013,894107.7300127.93

498,159199819980012.0088.00

1 SNGL FAM - 100% - 2004Heated Area: 3492HX Base Yr 2004

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES

2060 OAK MARSH DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11241WD DECK G010000440.00UT11.5011.50100199819983271,366

21241WD DECK G010042392.00UT11.5011.5010019981998327286

30300BOAT DCK W0100584420.00SF64.0064.00100199819983277,258

40300BOAT DCK W01001414196.00SF60.0060.00100199819983273,175

50303FLT DOCK W0100745315.00SF26.0026.00100199819983272,211

60310AL GANG WY01000016.00LF115.00115.0010020002000320368

70317DCK PLNG W0100003.00UT1,000.001,000.0010019981998320600

80350CARPORT WD01004832.00SF13.0013.001001998199832083

90810CONCRETE A0100001,345.00SF6.506.50100199819983776,732

101242WD DECK A01003412.00SF10.0010.001001998199832024

LAND DESCRIPTION

TOTAL OB/XF22,103

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH100R-1A111.00141.00111.00FF1.001.001.004,500.004,500.00499,500

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE438,380

TOTAL MARKET OB/XF VALUE49,361

TOTAL LAND VALUE - MARKET499,500

TOTAL MARKET VALUE987,241

SOH/AGL Deduction384,075

ASSESSED VALUE603,166

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE553,166

TOTAL JUST VALUE987,241

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE932,238

PERMIT NUMDESCRIPTIONAMTISSUED

20121305H/AC2,30007/03/2012

20121266RE-R0OF7,42806/27/2012

2002221SWIM POOL20,00002/17/2000

2002222REMODEL35,00002/17/2000

983823NEW CONSTR006/03/1998

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

0941/03807/18/2000WDQVI455,000

GRANTOR: MESSER JOHN W & DEBOR

GRANTEE: LANGLEY ROBERT ANTH

0835/16886/02/1998WDQV70,000

GRANTOR: DAHLKE ROGER E & TERE

GRANTEE: MESSER JOHN W & DEB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 S30 FGR=[YR=1998] S20 BAS=[YR=1998] W27 N26 W16 S36 E43 N10 \$ S10 E20 N30 W20 \$ E20 N30 \$ PTR= E15 FUS=[YR=1998] E16 S26 E27 N50 FOP=[YR=1998] N12 E20 S12 W20 \$ E20 S60 W63 N36 \$ W15 \$.

REVIEW DATE07/16/2018BYDJXTotal Acres: 0.00Total Land Value: 499,500Market: 0Agricultural: 0Common: 499,500PRINTED 08/02/2023 BY SYS

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