LOT 5 (EX N75' S-1)
IN OR 2445/1226
OAK MARSH ESTATES PB 4/105

SPENCE CHRIS & DANIELLE
2058 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

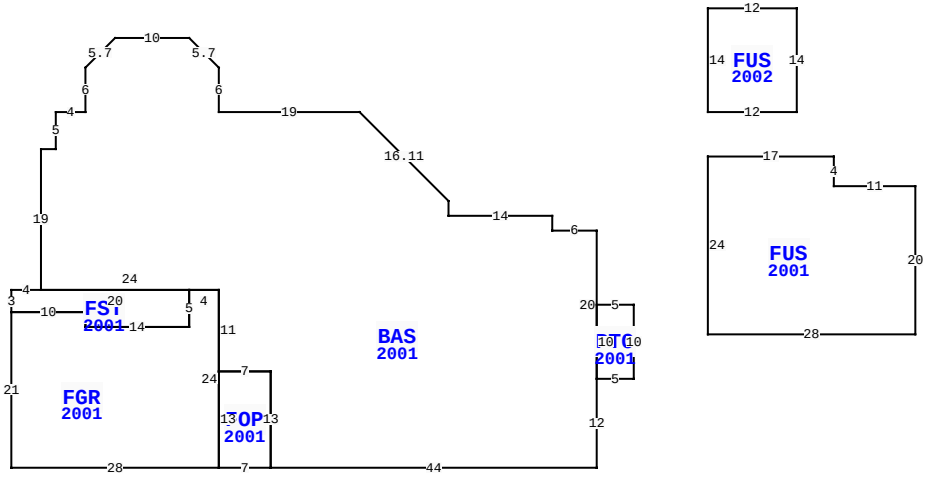
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,723	100	2,723	142,521
FGR	572	55	315	16,487
FOP	91	30	27	1,413
FST	100	55	55	2,878
FUS	628	100	628	32,869
FUS	168	100	168	8,793
PTO	50	5	2	105
TOTALS	4,332		3,918	205,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,918	64.8000	58.48	229,125	2001	2001	0	0	0	10.50	89.50

1 SINGLE FAM – 0% - 0 Heated Area: 3519 HX Base Yr



2058 OAK MARSH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,067
TOTAL MARKET OB/XF VALUE	38,051
TOTAL LAND VALUE - MARKET	427,500
TOTAL MARKET VALUE	670,618
SOH/AGL Deduction	0
ASSESSED VALUE	670,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,618
TOTAL JUST VALUE	670,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	881,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222063	REMODEL	0	04/25/2022
20111161	OTHER	6,255	07/18/2011
20111161	OTHER	6,255	07/18/2011
20052966	XFOB	12,000	11/04/2005
2004403	NEW CONSTR	199,888	11/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1226	3/09/2021	SW	U	I	12	740,000
GRANTOR: REGIONS BANK						
GRANTEE: SPENCE CHRIS & DANI						
2313/1719	10/22/2019	CT	U	I	18	400,100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 N2 W14 N2 L12 U12 W19 N6 L4 U4 W10 D4 L4 S6 W4 S5 W2S19 FST=[YR=2001] W4 S3 FGR=[YR=2001] S21 E28 FOP=[YR=2001] E7 N13 W7 S13 $ N24 W4 S5 W14 N2 W10 $ E10 S2 E14 N5 W20 $ E24 S11 E7 S13 E44 N12 PTO=[YR=2001] E5 N10 W5 S10 $ N20 $ PTR= E15N10 FUS=[YR=2001] E17 S4 E11 S20 W28 N24$ W15S10$ PTR=E15 N30 FUS=[YR=2002] E12 S14 W12 N14$ S30 W15$.

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	0920	CWALL-WD/M	0	0	0	0	92.00	LF	390.00	390.00	100	2000	2000	3	20	7,176	
6	0858	SCULP CONC	0	0	0	0	2,500.00	SF	13.00	13.00	100	2001	2001	3	95	30,875	

LAND DESCRIPTION

TOTAL OB/XF 38,051

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	000116	C	SFR MARSH	0	0006	R-1	95.00	110.00	95.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	427,500							

REVIEW DATE 12/21/2022 BY TW Total Acres: 0.00 Total Land Value: 427,500 Market: 0 Agricultural: 0 Common: 427,500 PRINTED 08/02/2023 BY SYS