

LOT 6
IN OR 2368/1780
OAK MARSH ESTATES PB 4/105

BUEHLER STEPHEN E & ANDREA L/E/
2056 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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		

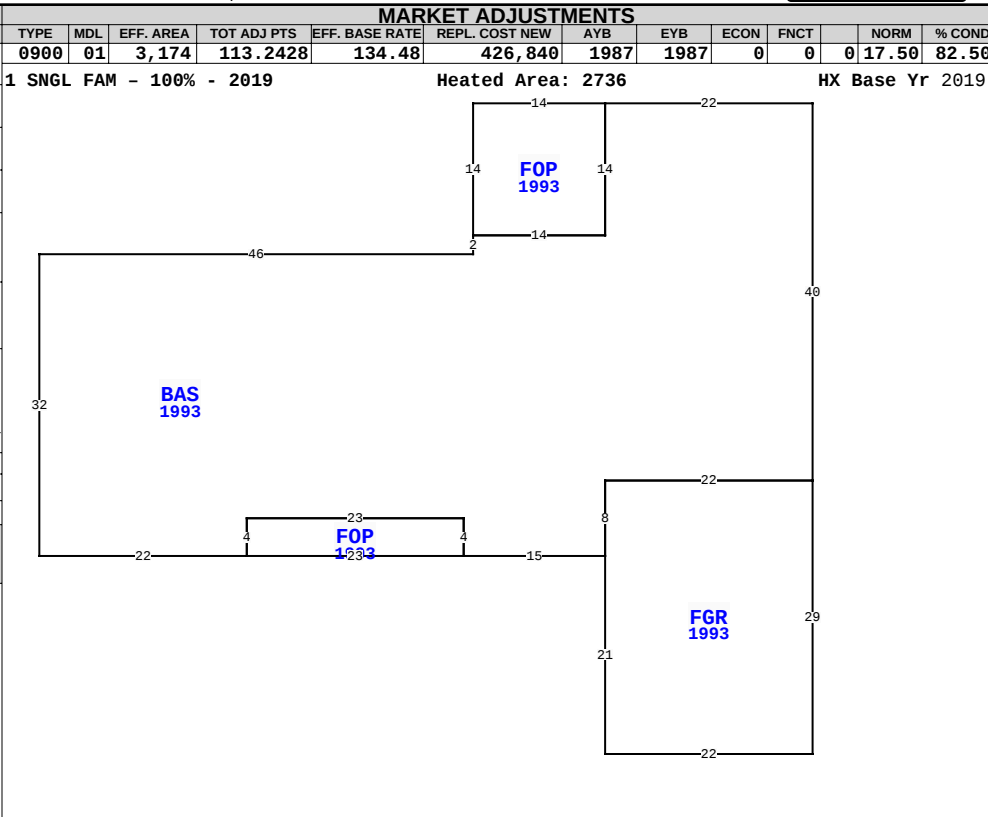
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,736	100	2,736	303,548
FGR	638	55	351	38,942
FOP	92	30	28	3,106
FOP	196	30	59	6,546

TOTALS	3,662		3,174	352,143
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0300	BOAT DCK W	0	100	0	0	483.00	SF	40.00	40.00	
4	0820	WOOD WALK	0	100	85	4	340.00	SF	11.75	11.75	
5	0810	CONCRETE A	0	100	39	18	702.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	
8	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
10	1242	WD DECK A	0	100	0	0	403.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	SFR MARSH	100			110.00	150.00	110.00	FF	

REVIEW DATE	09/27/2019	BY	DJ
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2056 OAK MARSH DR, FERNANDINA BEACH

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

TOTAL OB/XF											
13,941											

Total Acres: 0.00	Total Land Value: 495,000	Market: 0	Agricultural: 0	Common: 495,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		352,143	
TOTAL MARKET OB/XF VALUE		13,941	
TOTAL LAND VALUE - MARKET		495,000	
TOTAL MARKET VALUE		861,084	
SOH/AGL Deduction		419,975	
ASSESSED VALUE		441,109	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		391,109	
TOTAL JUST VALUE		861,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		865,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200388	REMODEL	30,000	06/26/2020
20081223	REPAIR/RRF	2,100	07/31/2008
20053102	REMODEL	15,000	12/02/2005
021611	REPAIR/RRF	2,000	09/18/2002
B9205	REMODEL	2,500	07/19/1995
B9069	REMODEL	4,500	05/10/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2368/1780	6/11/2020	QC	U	I	11	100	
GRANTOR: BUEHLER STEPHEN E & A							
GRANTEE: CURONIAN TRUST							
2202/1899	6/11/2018	WD	Q	I	05	772,000	
GRANTOR: MAROLYN T ROGERS LIVI							
GRANTEE: BUEHLER STEPHEN E &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 FOP=[YR=1993] W14 S14 E14 N14 \$ S14 W14 S2 W46 S32 E22 FOP=[YR=1993] E23 N4 W23 S4 \$ N4 E23 S4 E15 FGR=[YR=1993] S21 E22 N29 W22 S8 \$ N8 E22 N40 \$.											