

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

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

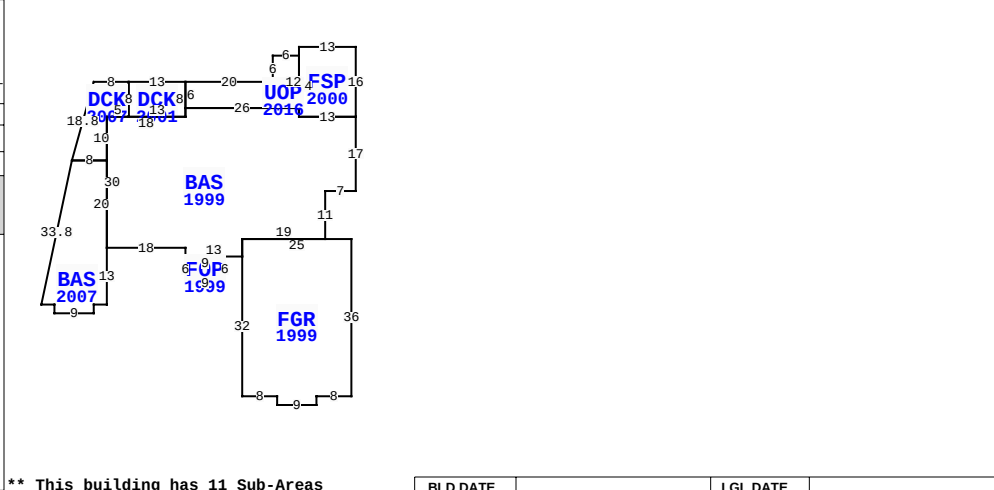
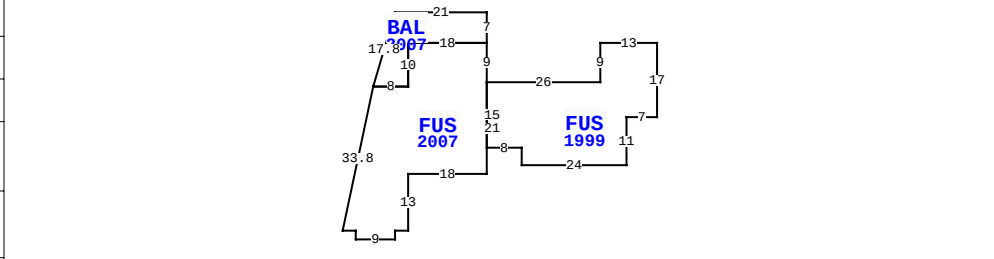
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
3	1242	WD DECK A	0 100	6	3	18.00	SF	10.00	10.00	100	1999	1999	3	20	36	
4	1242	WD DECK A	0 100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	35	84	
5	0810	CONCRETE A	0 100	0	0	3,350.00	SF	6.50	6.50	100	2000	2000	3	80	17,420	
7	1242	WD DECK A	0 100	0	0	55.00	SF	10.00	10.00	100	2001	2001	3	20	110	
8	0300	BOAT DCK W	0 100	170	5	850.00	SF	80.00	80.00	100	2001	2001	3	30	20,400	
9	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2001	2001	3	20	460	
10	0303	FLT DOCK W	0 100	28	8	224.00	SF	39.00	39.00	100	2001	2001	3	30	2,621	
11	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	800	

EXTRA FEATURES	
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L N	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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
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11	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	800	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R-1	100.00	212.00	105.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	472,500							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,443	132.8800	157.80	701,105	1999	2002	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2001 Heated Area: 3744 HX Base Yr 2001											



** This building has 11 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

2052 OAK MARSH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		630,994	
TOTAL MARKET OB/XF VALUE		114,792	
TOTAL LAND VALUE - MARKET		472,500	
TOTAL MARKET VALUE		1,218,286	
SOH/AGL Deduction		476,676	
ASSESSED VALUE		741,610	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		691,610	
TOTAL JUST VALUE		1,218,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,158,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160512	SWIM POOL	42,772	02/25/2016
20061694	H/AC	6,000	07/17/2006
20061177	OTHER	600	05/25/2006
20060829	ELEC OTHER	2,000	04/20/2006
20060695	NEW CONSTR	100,000	04/04/2006
20060696	DEMOLITION	0	04/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0863/0105	1/15/1999	WD	Q	V		90,000
GRANTOR: CORBETT JAMES S & LOR						
GRANTEE: COKER JACK D JR & S						
0420/0393	5/01/1984	WD	Q	V		28,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2000] W13 S2 UOP=[YR=2016] W6 S6 W20 DCK=[YR=2001] W13 DCK=[YR=2007] W8 L5 D18 BAS=[YR=2007] L7 D33 E3 S2 E9 N2 E3 N13 BAS=[YR=1999] E18 S2 FOP=[YR=1999] S6 E9 N6 W9S E13 FGR=[YR=1999] S32 E8 S2 E9 N2 E8 N36 W25 S4S N4 E19 N11 E7 N17 W13 N2 W26 S2 W18 S30S N20 W8S E8 N10 E5 N8S S8 E13 N8 S S6 E26 N12S S14 E13 N16S PTR=N15 FUS=[YR=2007] N2 W3 U33 R7 BAL=[YR=2007] U17 R5 E21 S7 W18 S10 W8S E8 N10 E18 S9 FUS=[YR=1999] E26 N9 E13 S17 W7 S11 W24 N4 W8 N15S S21 W18 S13 W3 S2 W9S S15S.	

COKER JACK D JR & SUSAN S
2052 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1510-0008-0000

REVIEW DATE 07/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 472,500 Market: 0 Agricultural: 0 Common: 472,500 PRINTED 08/02/2023 BY SYS