

LOT 9
IN OR 558 PG 431
OAK MARSH ESTATES PB 4/105

BAYLISS ED & VICKIE
2050 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0009-0000



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	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
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	1,548	100	1,548	174,479
DCK	192	10	19	2,141
FOP	64	30	19	2,141
FOP	540	30	162	18,259
USP	542	30	163	18,372

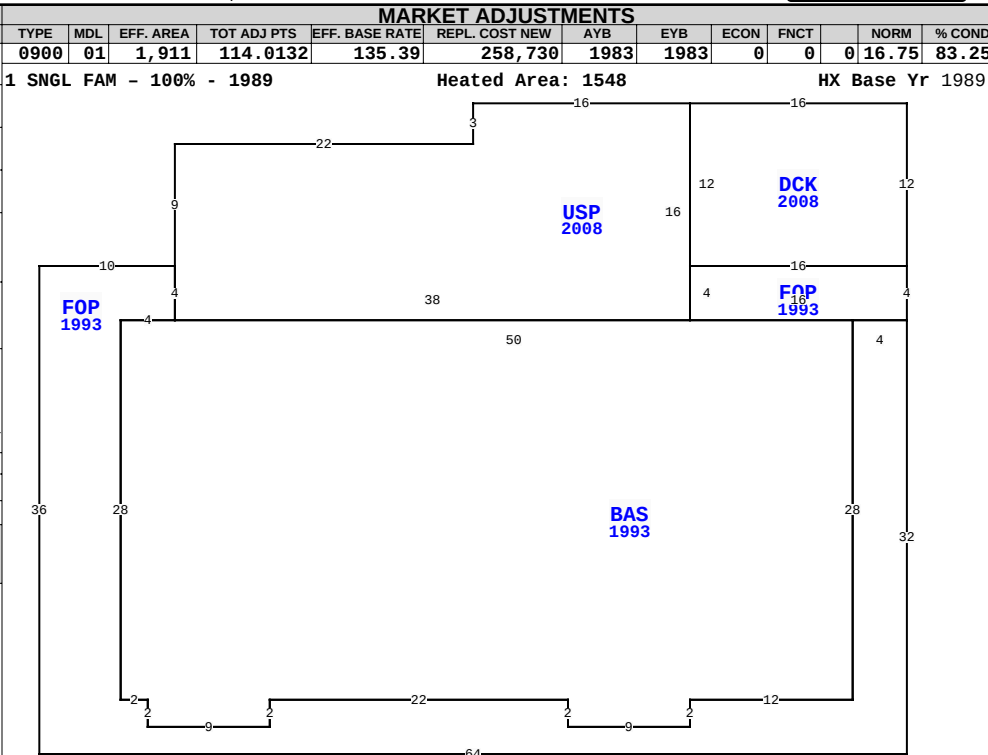
TOTALS 2,886 1,911 215,393

EXTRA FEATURES

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	1983	1983	3	56	1,960	
2	0825	BRICK	0	100	0	0	214.00	SF	12.50	12.50	100	1985	1985	3	82	2,194	
3	0300	BOAT DCK W	0	100	216	4	864.00	SF	40.00	40.00	100	1983	1983	3	20	6,912	
5	0300	BOAT DCK W	0	100	14	12	168.00	SF	40.00	40.00	100	1983	1983	3	20	1,344	
6	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	1983	1983	3	20	1,280	
7	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1992	1992	3	20	768	
8	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	
9	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1992	1992	3	20	180	
10	0300	BOAT DCK W	0	100	33	8	264.00	SF	40.00	40.00	100	1992	1992	3	20	2,112	
11	0300	BOAT DCK W	0	100	36	3	108.00	SF	40.00	40.00	100	2008	2008	3	56	2,419	

LAND DESCRIPTION

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			95.00	225.00	95.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	427,500							



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

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	1983	1983	3	56	1,960	
2	0825	BRICK	0	100	0	0	214.00	SF	12.50	12.50	100	1985	1985	3	82	2,194	
3	0300	BOAT DCK W	0	100	216	4	864.00	SF	40.00	40.00	100	1983	1983	3	20	6,912	
5	0300	BOAT DCK W	0	100	14	12	168.00	SF	40.00	40.00	100	1983	1983	3	20	1,344	
6	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	1983	1983	3	20	1,280	
7	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1992	1992	3	20	768	
8	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	
9	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1992	1992	3	20	180	
10	0300	BOAT DCK W	0	100	33	8	264.00	SF	40.00	40.00	100	1992	1992	3	20	2,112	
11	0300	BOAT DCK W	0	100	36	3	108.00	SF	40.00	40.00	100	2008	2008	3	56	2,419	

TOTAL OB/XF 19,553

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			95.00	225.00	95.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	427,500							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,393
TOTAL MARKET OB/XF VALUE		20,553
TOTAL LAND VALUE - MARKET		427,500
TOTAL MARKET VALUE		663,446
SOH/AGL Deduction		455,005
ASSESSED VALUE		298,441
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,441
TOTAL JUST VALUE		663,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081335	REPAIR/RRF	7,381	08/28/2008
6341	REPAIR/RRF	1,000	01/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0558/0431	12/05/1988	WD	U	I		180,000
GRANTOR: MCCORT JOHN F						
GRANTEE: BAYLISS ED						
0494/1302	8/01/1986	WD	U	I		167,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W16 USP=[YR=2008] W16 S3 W22 S9 FOP=[YR=1993] W10 S36 E64 N32 FOP=[YR=1993] N4 W16 S4 E16 \$ W4 S28 W12 S2 W9 N2 W22 S2 W9 N2 W2 N28 E4 N4 \$ S4 BAS=[YR=1993] W4 S28 E2 S2 E9 N2 E22 S2 E9 N2 E12 N28 W50 \$ E38 N16 \$ S12 E16 N12 \$.

BAYLISS ED & VICKIE
2050 OAK MARSH DR
FERNANDINA BEACH, FL 32034

00-00-31-1510-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2																							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																							
																																VALUATION BY										STANDARD											
																																		Tax Group: 2										Tax Dist:									
																																		BUILDING MARKET VALUE										215,393									
																																		TOTAL MARKET OB/XF VALUE										20,553									
																																		TOTAL LAND VALUE - MARKET										427,500									
																																		TOTAL MARKET VALUE										663,446									
																																		SOH/AGL Deduction										455,005									
																																		ASSESSED VALUE										208,441									
																																		TOTAL EXEMPTION VALUE										HX HB 50,000									
																																		BASE TAXABLE VALUE										158,441									
																																		TOTAL JUST VALUE										663,446									
																																		NCON VALUE										0									
																																		INCOME VALUE																			
																																		PREVIOUS YEAR MKT VALUE										637,238									