

LOT 10 & FRAC OF LOT 11
IN OR 2229/730
OAK MARSH ESTATES PB 4/105

MANN JEAN D L/E/
2048 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,294	100	2,294	241,258
DCK	332	10	33	3,471
FGR	576	55	317	33,339
FUS	644	100	644	67,729
STP	12	10	1	106
UOP	33	20	7	737

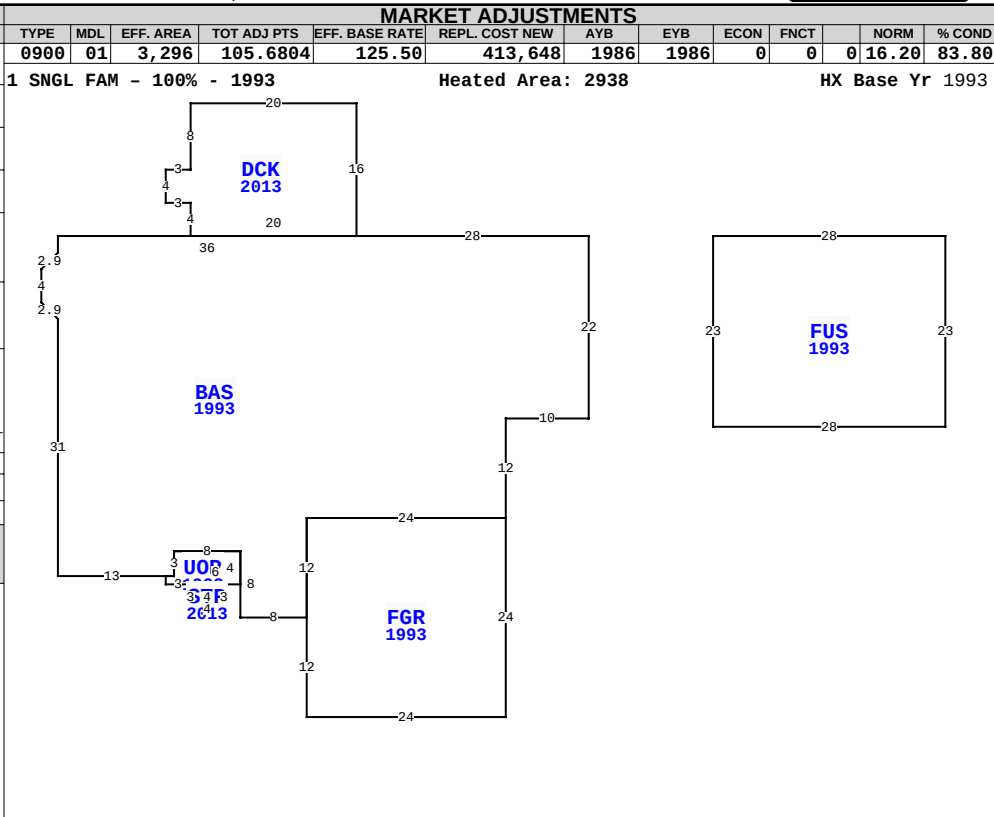
TOTALS 3,891 3,296 346,637

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	0810	CONCRETE A	0	100	0	0	1,717.00	SF	6.50	6.50	100	1986	1986	3	52	5,803	
2	0810	CONCRETE A	0	100	57	4	228.00	SF	6.50	6.50	100	1986	1986	3	52	771	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
4	0300	BOAT DCK W	0	100	0	0	1,602.00	SF	40.00	40.00	100	1987	1987	3	20	12,816	
5	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	1991	1991	3	20	624	
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1991	1991	3	20	180	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1991	1991	3	20	300	
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1991	1991	3	20	832	

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	20.00	500.00	95.00	FF	1.00	1.00	1.00	4,500.00	4,500.00	427,500							



2048 OAK MARSH DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 23,496																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		346,637			
TOTAL MARKET OB/XF VALUE		23,496			
TOTAL LAND VALUE - MARKET		427,500			
TOTAL MARKET VALUE		797,633			
SOH/AGL Deduction		503,456			
ASSESSED VALUE		294,177			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		239,177			
TOTAL JUST VALUE		797,633			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		757,921			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120887	RE-ROOF	12,000	05/16/2012
20091240	REPLACE GARAGE DO	0	09/14/2009
20033894	REPIPE EXISTING F	0	09/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/0730	10/09/2018	LE U	I	I	11	100
GRANTOR: MANN JEAN D						
GRANTEE: HICKEY LISA ANNE &						
0652/0373	3/19/1992	WD U	I	I	07	100
GRANTOR: WEEMS GEORGE M SR						
GRANTEE: MANN JACK & JEAN D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 DCK=[YR=2013] N16 W20 S8 W3 S4 E3 S4 E20\$ W36 S2 D2 L2 S4 D2 R2 S31 E13 UOP=[YR=1993] S1 E3 STP=[YR=2013] S3 E4 N3 W4\$ E6 N4 W8S3 W1\$E1N3E8S8 E8 FGR=[YR=1993] S12 E24 N24 W24 S12\$ N12 E24 N12 E10 N22\$ PTR=E15 FUS=[YR=1993] E28 S23 W28 N23\$ W15\$.									