

LOT 11 (EX FRAC PT OR 449/109)
IN OR 2413/759
ESMT IN OR 466 PG 466

FTF INVESTMENTS LLC
3081 NE 210TH ST
AVENTURA, FL 33180

2023

00-00-31-1510-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	140,648
BAS	84	100	84	11,273
BAS	154	100	154	20,668
CDK	336	10	34	4,563
FGR	532	55	293	39,322
FOP	22	30	7	940
FUS	652	100	652	87,503
FUS	120	100	120	16,105
UOP	72	20	14	1,879

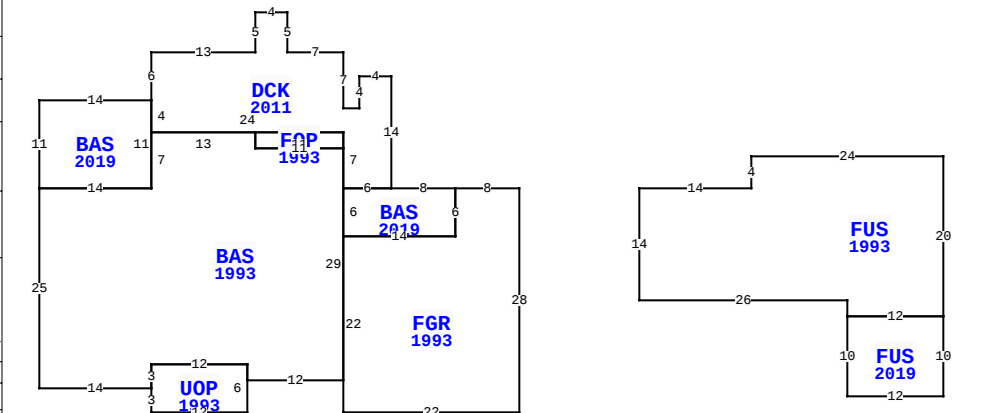
TOTALS	3,020		2,406	322,900
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0810	CONCRETE A	0	0	0	0	1,268.00	SF	6.50	6.50	100	1987	1987	3	54.5	4,492	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
5	0300	BOAT CDK W	0	0	0	0	1,860.00	SF	40.00	40.00	100	1992	1992	3	20	14,880	
6	0510	GARAGE WD-	0	0	10	16	160.00	SF	175.00	175.00	100	1998	1998	3	27	7,560	
7	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00	45.00	100	1998	1998	3	20	162	
8	0303	FLT DOCK W	0	0	8	20	160.00	SF	26.00	26.00	100	1998	1998	3	27	1,123	
9	0317	CDK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
10	0820	WOOD WALK	0	0	0	0	104.00	SF	11.75	11.75	100	2011	2011	3	40	489	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,406	126.7728	150.54	362,199	1987	2000	0	0	10.85	89.15
1 SNGL FAM - 0% - 0 Heated Area: 2058 HX Base Yr											



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

2046 OAK MARSH DR, FERNANDINA BEACH

2046 OAK MARSH DR, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,268.00	SF	6.50	6.50	100	1987	1987	3	54.5	4,492		
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280		
1,860.00	SF	40.00	40.00	100	1992	1992	3	20	14,880		
160.00	SF	175.00	175.00	100	1998	1998	3	27	7,560		
18.00	SF	45.00	45.00	100	1998	1998	3	20	162		
160.00	SF	26.00	26.00	100	1998	1998	3	27	1,123		
2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400		
104.00	SF	11.75	11.75	100	2011	2011	3	40	489		

TOTAL OB/XF												30,386	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
	100.00	220.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00			

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 322,900											
TOTAL MARKET OB/XF VALUE 30,386											
TOTAL LAND VALUE - MARKET 450,000											
TOTAL MARKET VALUE 803,286											
SOH/AGL Deduction 0											
ASSESSED VALUE 803,286											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 803,286											
TOTAL JUST VALUE 803,286											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 765,512											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222139	NEW DOCK	0	04/28/2022
20181610	REMODEL	15,000	05/11/2018
20110249	XFOB	8,000	02/22/2011
20070539	H/AC	5,000	04/04/2007
20051840	REPAIR/RRF	2,000	05/25/2005
20051638	REMODEL	1,000	04/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0759	11/29/2020	WD	Q	I	01	850,000
GRANTOR: BANDY G MICHAEL & LYN						
GRANTEE: FTF INVESTMENTS LLC						
2135/0974	7/21/2017	WD	Q	I	01	490,000
GRANTOR: MORRIS ROSALIE J & NE						
GRANTEE: BANDY G MICHAEL & L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W8 BAS=[YR=2019] W8 DCK=[YR=2011] N14 W4 S4 W2 N7 W7 N5 W4 S5 W13 S6 BAS=[YR=2019] W14 S11 BAS=[YR=1993] S25 E14 UOP=[YR=1993] S3 E12 N6 W12 S3\$ N3 E12 S2 E12 N29 FOP=[YR=1993] N2 W11 S2 E11\$ W11 N2 W13 S7 W14\$E14 N11\$ S4 E24 S7 E6\$ W6 S6 E14 N6\$ S6 W14 S22 E22 N28\$ PTR= E15 FUS=[YR=1993] E14 N4 E24 S20 FUS=[YR=2019] S10 W12 N10 E12\$ W12 N2 W26 N14 \$ W15 \$.											