LOT 14
IN OR 864/1130
OAK MARSH ESTATES PB 4/105

SCHLOSSBERG ALLAN I & BONNIE L
2041 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0014-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

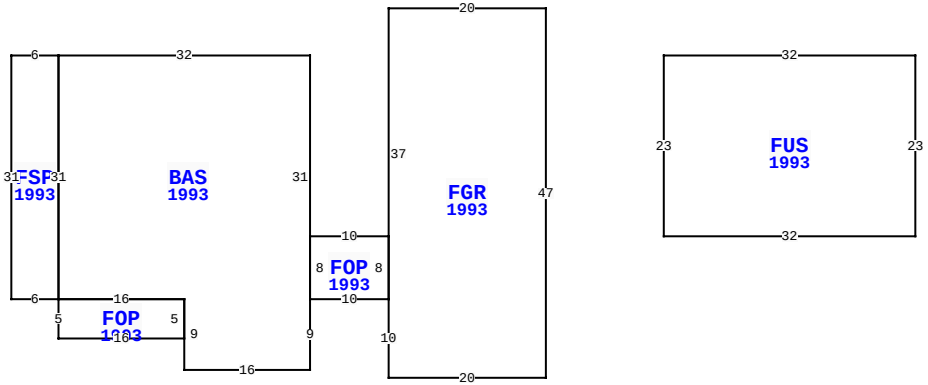
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	92,344
FGR	940	55	517	42,027
FOP	80	30	24	1,951
FOP	80	30	24	1,951
FSP	186	40	74	6,016
FUS	736	100	736	59,828
TOTALS	3,158		2,511	204,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,511	111.8880	100.98	253,561	1983	1983	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1872 HX Base Yr 2000



2041 OAK MARSH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,117
TOTAL MARKET OB/XF VALUE		8,462
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		437,579
SOH/AGL Deduction		243,213
ASSESSED VALUE		194,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,366
TOTAL JUST VALUE		437,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121835	RE-ROOF	5,000	09/05/2012
2353	WIRING FOR ADDITI	0	03/02/1989
5213	ADDITION	8,000	02/08/1989
0439	NEW CONSTR	0	03/08/1983
0661	TEMP POLE FOR NC	0	02/25/1983
2229	NEW CONSTR	0	02/23/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0864/1130	1/27/1999	WD	Q	I		185,000
GRANTOR: BURNLEY ALAN L & SARA						
GRANTEE: SCHLOSSBERG ALLAN I						
0669/0677	10/29/1992	WD	Q	I		116,000
GRANTOR: GREGORY JAMES & E P						
GRANTEE: BURNLEY ALAN & SARA						

BUILDING NOTES

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	22	18	396.00	SF	6.50	6.50	100	1983	1983	3	44	1,133	
3	0810	CONCRETE A	0	100	0	0	1,141.00	SF	6.50	6.50	100	1988	1988	3	57	4,227	
4	1242	WD DECK A	0	100	0	0	571.00	SF	10.00	10.00	100	1984	1984	3	20	1,142	

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FSP=[YR=1993] W6 S31 E6 FOP=[YR=1993] S5 E16 N5 W16 $ N31 $ S31 E16 S9 E16 N9 FOP=[YR=1993] E10 FGR=[YR=1993] S10 E20 N47 W20 S37 $ N8 W10 S8 $ N31 $ PTR= E45 FUS=[YR=1993] E32 S23 W32 N23 $ W45 $.

LAND DESCRIPTION

TOTAL OB/XF 8,462

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS