

LOT 16
IN OR 2070/1859
OAK MARSH ESTATES PB 4/105

BERGQUIST SCOTT R & JENNIFER F
2045 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
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

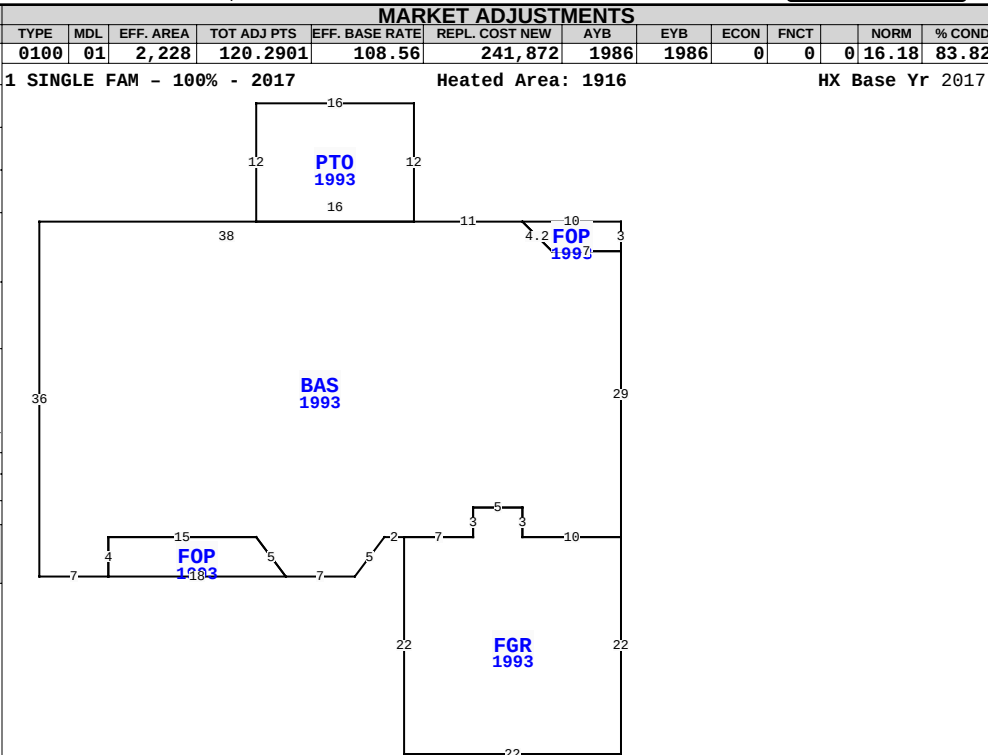
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	174,346
FGR	499	55	274	24,932
FOP	26	30	8	728
FOP	66	30	20	1,820
PTO	192	5	10	910

TOTALS	2,699	2,228	202,737
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,055.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00



2045 OAK MARSH DR, FERNANDINA BEACH									
TOTAL OB/XF 6,121									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		202,737	
TOTAL MARKET OB/XF VALUE		6,121	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		433,858	
SOH/AGL Deduction		172,318	
ASSESSED VALUE		261,540	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		211,540	
TOTAL JUST VALUE		433,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1859	9/07/2016	WD	U	I	11	100
GRANTOR: MCLAUGHLIN TIMOTHY FR						
GRANTEE: BERGQUIST SCOTT R &						
2050/1522	6/01/2016	WD	Q	I	01	225,000
GRANTOR: MCLAUGHLIN TIMOTHY FR						
GRANTEE: BERGQUIST SCOTT R &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W10 BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16 \$ W38 S36 E7FOP=[YR=1993] E18 U4 L3 W15 S4\$ N4E15 R3 D4 E7 R3 U4 E2 FGR=[YR=1993] S22 E22 N22 W10N3W5S3 W7\$ E7N3E5S3E10N29 W7 U3 L3 \$ D3 R3 E7N3\$.									