

LOT 17
IN OR 1347/82
OAK MARSH ESTATES PB 4/105

MCKAIN SHIRLEY J
2047 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	1007.00
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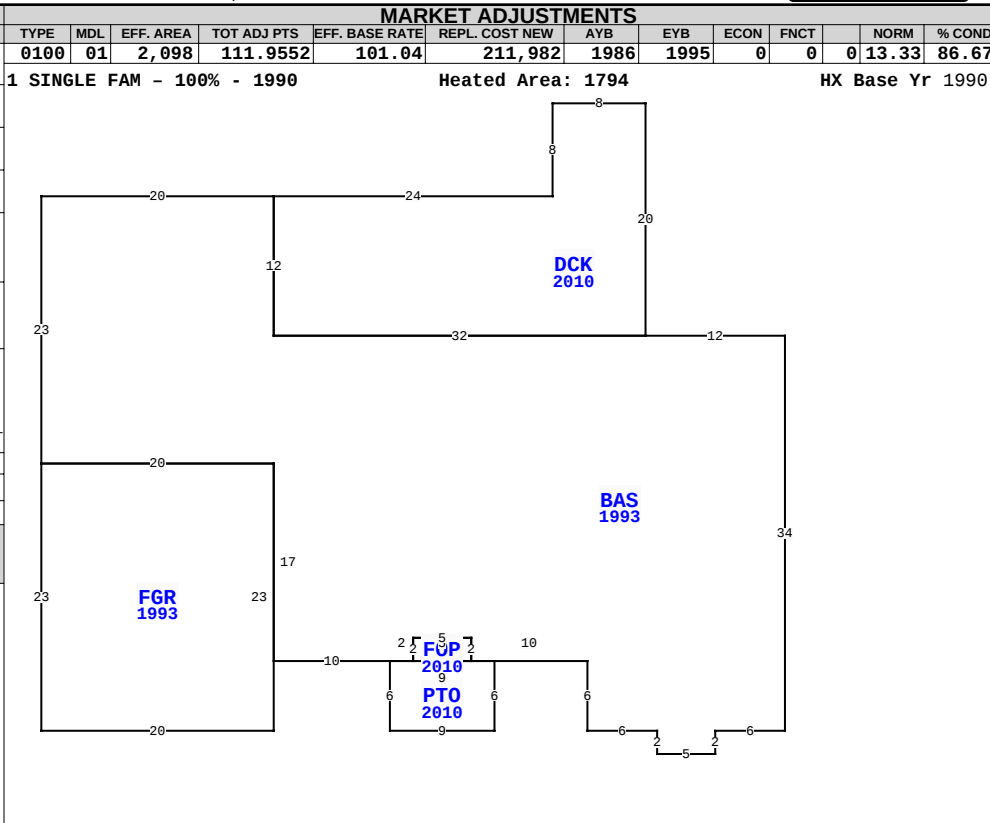
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	157,103
DCK	448	10	45	3,941
FGR	460	55	253	22,155
FOP	10	30	3	263
PTO	54	5	3	263

TOTALS	2,766	2,098	183,725
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,052.00	SF	6.50
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	0	0	176.00	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

REVIEW DATE	07/16/2018	BY	DJX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,052.00	SF	6.50
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50

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2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50

REVIEW DATE	07/16/2018	BY	DJX
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	183,725								
TOTAL MARKET OB/XF VALUE	6,638								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	415,363								
SOH/AGL Deduction	258,385								
ASSESSED VALUE	156,978								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	101,978								
TOTAL JUST VALUE	415,363								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	412,003								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110375	REMODEL	12,810	03/17/2011
20101850	OTHER	190	10/26/2010
20101037	REPAIR/RRF	5,370	06/22/2010
20011620	REPAIR/RRF	3,000	07/17/2001
3716	NEW CONSTR	70,000	05/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/0082	9/02/2005	WD	U	I	01	4,500	
GRANTOR: MCKAIN H ROBERT							
GRANTEE: MCKAIN HUGH R & SHI							
0582/0391	10/24/1989	WD	Q	I		115,000	
GRANTOR: JOHNSTON WM & NORMA							
GRANTEE: MCKAIN H ROBERT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 DCK=[YR=2010] N20W8S8W24 S12E32\$ W32N12W20 S23 FGR=[YR=1993] S23E20N23W20\$ E20S17 E10 PTO=[YR=2010] S6E9N6W9\$ E2 FOP=[YR=2010] E5N2W5S2\$ N2E5S2E10S6 E6S2 E5 N2 E6N34\$.									