LOT 18
IN OR 889/1772
OAK MARSH ESTATES PB 4/105

BELL CHARLES ALLEN & BARBRA J
2049 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

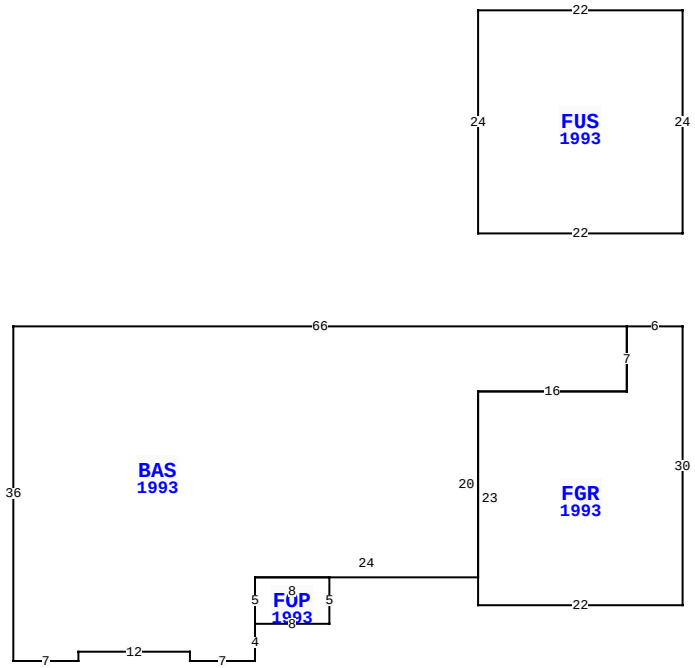
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,684	100	1,684	142,414
FGR	548	55	301	25,455
FOP	40	30	12	1,015
FUS	528	100	528	44,652
TOTALS	2,800		2,525	213,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,525	112.8960	101.89	257,272	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2000 Heated Area: 2212 HX Base Yr



2049 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		213,536
TOTAL MARKET OB/XF VALUE		17,079
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		455,615
SOH/AGL Deduction		0
ASSESSED VALUE		455,615
TOTAL EXEMPTION VALUE	13	455,615
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		455,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121120	RE-ROOF	14,320	06/14/2012
20101007	REPAIR STUCCO	3,000	06/16/2010
20032972	GARAGE DOOR/ROT.W	3,000	04/22/2003
5882B	SWIM POOL	8,500	03/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/1772	7/02/1999	WD	Q	I		185,000
GRANTOR: KING ROBERT O & CELEI						
GRANTEE: BELL CHARLES ALLEN						
0558/1050	12/12/1988	WD	Q	I		135,000
GRANTOR: CRISHER JAMES N						
GRANTEE: KING ROBERT O						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W66 S36 E7 N1 E12 S1 E7 N4
FOP=[YR=1993] E8 N5 W8 S5 $ N5E24 N20E16N7$ S7W16 S23E22N30$
PTR= N10 FUS=[YR=1993] N24 W22 S24 E22 $ S10 $.

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	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	1988	1988	3	57	5,558	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	1242	WD DECK A	0	100	23	11	253.00	SF	10.00	10.00	100	1988	1988	3	20	506	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	455.00	SF	7.25	7.25	100	1990	1990	3	62	2,045	

LAND DESCRIPTION

TOTAL OB/XF 17,079

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