

LOT 19
OAK MARSH ESTATES PB 4/105

ORR ROGER JASON/KINNEY-ORR BREANNA JEAN
2051 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1510-0019-0000



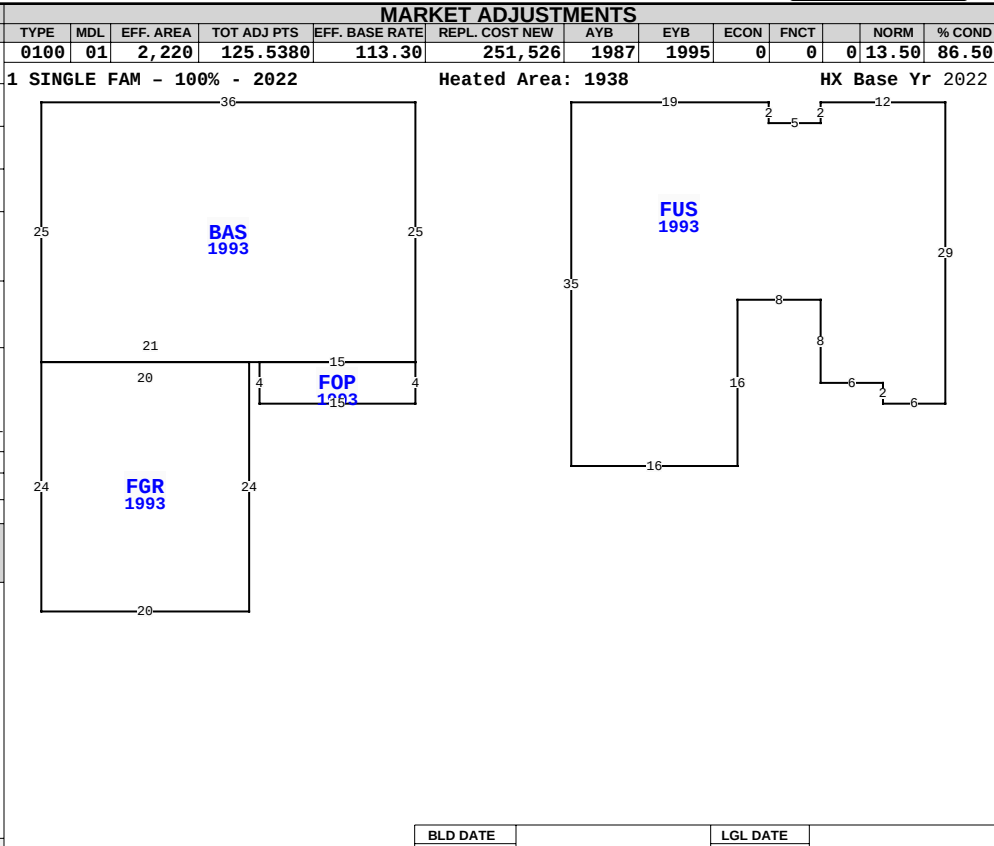
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	88,204
FGR	480	55	264	25,873
FOP	60	30	18	1,764
FUS	1,038	100	1,038	101,728
TOTALS	2,478		2,220	217,570

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,349.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	1242	WD DECK A	0	100	0	0	164.00	SF	10.00	10.00	

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



2051 OAK MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										217,570	
TOTAL MARKET OB/XF VALUE										7,347	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										449,917	
SOH/AGL Deduction										68,200	
ASSESSED VALUE										381,717	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										331,717	
TOTAL JUST VALUE										449,917	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										446,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052074	REPAIR/RRF	5,000	06/27/2005
20032368	H/AC	5,000	01/17/2003
10417	XFOB	300	04/07/1997
4192	NEW CONSTR	0	03/02/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0224	6/24/2020	WD	Q	I	01	365,000
GRANTOR: WILSON JOHN D & MARCI						
GRANTEE: ORR ROGER JASON & B						
0886/1928	6/14/1999	WD	Q	I		145,000
GRANTOR: NAVARRETTE SERGIO A &						
GRANTEE: WILSON JOHN D & MAR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 S25 FGR=[YR=1993] S24 E20 N24 W20 \$ E21											
FOP=[YR=1993] S4 E15 N4 W15 \$ E15 N25 \$ PTR= E15											
FUS=[YR=1993] E19 S2 E5 N2 E12 S29 W6 N2 W6 N8 W8 S16 W16 N35 \$ W15 \$.											