



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

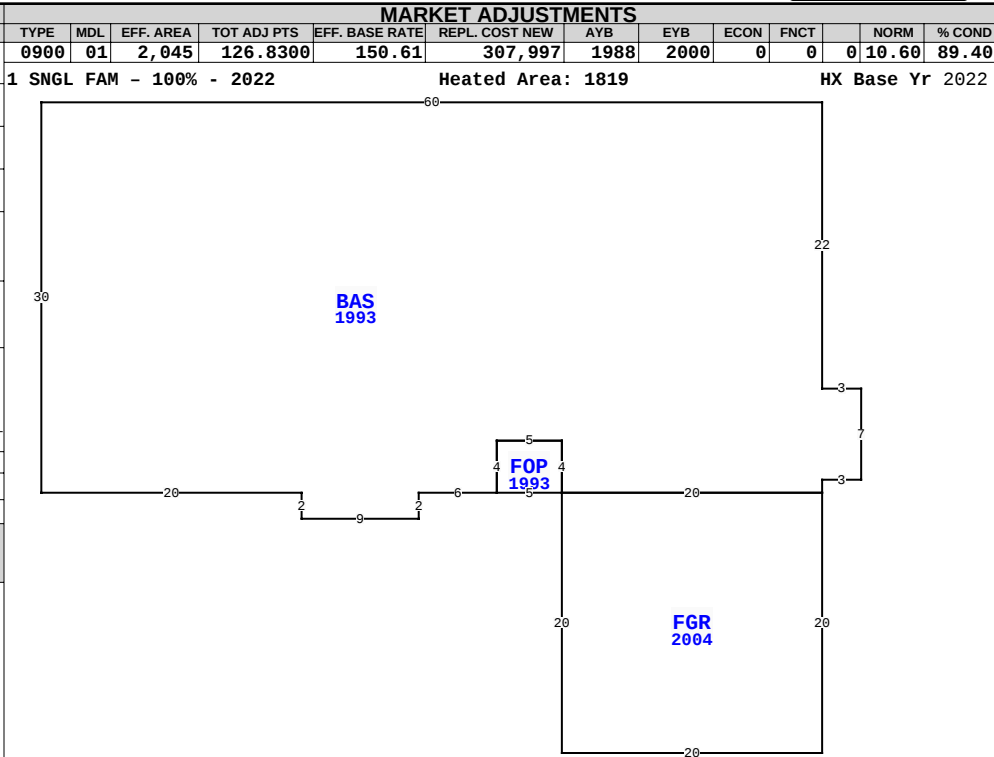
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1,819	244,920
FGR	400	55	220	29,622
FOP	20	30	6	808

TOTALS	2,239		2,045	275,349
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	36	10	360.00	SF	10.00	10.00	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

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



2057 OAK MARSH DR, FERNANDINA BEACH											
TOTAL OB/XF 5,273											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						275,349					
TOTAL MARKET OB/XF VALUE						5,273					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						505,622					
SOH/AGL Deduction						8,890					
ASSESSED VALUE						496,732					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						441,732					
TOTAL JUST VALUE						505,622					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						482,264					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210779	REPAIR/RRF	0	12/01/2021
20061070	OTHER	100	05/17/2006
20034170	REPAIR/RRF	3,000	11/19/2003
20033293	REMODEL	24,000	06/25/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/0996	10/29/2021	WD	Q	I	01	605,000	
GRANTOR:DICKSON GWEN W							
GRANTEE:FINN BRIAN M & BARB							
1275/0175	11/18/2004	WD	Q	I		279,000	
GRANTOR:KILLEN M KERRY & SHEL							
GRANTEE:DICKSON DAVID F & G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W60 S30 E20 S2 E9 N2 E6 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 FGR=[YR=2004] S20 E20 N20 W20\$ E20 N1 E3 N7 W3 N22\$.											