

SWECKER STEVEN & KAREN P
2795 OCEAN OAKS DRIVE N
FERNANDINA BEACH, FL 32034

00-00-31-1550-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	16	WD FR STUC 80	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD												
Exterior Wall	17	CB STUCCO 20	1 SFR CUST - 100% - 2018	0500	01	3,551	116.4240	165.90	589,111	1998	1998	0	0	0	12.00	88.00	Tax Group: 2	Tax Dist:											
Exterior Wall	17	CB STUCCO 20	Heated Area: 3154											HX Base Yr 2018															
Roof Structur	08	IRREGULAR 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 90																											
Interior Floo	15	HARDTILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	100																											
Bathrooms	4	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1080.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,828	100	2,828	412,865																									
FGR	579	55	318	46,425																									
FOP	85	30	26	3,795																									
FOP	177	30	53	7,738																									
FUS	326	100	326	47,593																									
TOTALS				3,995		3,551	518,418																						
EXTRA FEATURES				2795 N OCEAN OAKS DR, FERNANDINA BEACH																									
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905													
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	1998	1998	3	77	146													
3	0858	SCULP CONC	0	100	3	4	12.00	SF	14.95	14.95	100	2002	2002	3	95	170													
4	0810	CONCRETE A	0	100	3	28	84.00	SF	6.50	6.50	100	1998	1998	3	77	420													
5	0810	CONCRETE A	0	100	0	0	1,976.00	SF	6.50	6.50	100	1998	1998	3	77	9,890													
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1998	1998	3	20	18													
7	0858	SCULP CONC	0	100	17	27	459.00	SF	13.00	13.00	100	2002	2002	3	95	5,669													
8	0911	SCRN RM A	0	100	17	27	459.00	SF	17.50	17.50	100	2002	2002	3	21	1,687													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	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 07/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																													