

LOT 5
IN OR 2112/1154
OCEAN OAKS PB 6/50

DORAN SUZANNE & MICHAEL P
2783 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	16	WD FR STUC 80	0500	01	2,395	120.0892	171.13	409,856	1998	1998	0	0	12.00	88.00											
Exterior Wall	17	CB STUCCO 20	1 SFR CUST - 100% - 2018													Heated Area: 2094									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 80																							
Interior Floor	15	HARDTILE 20																							
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																							
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	2,094	100	2,094	315,344																					
FGR	441	55	243	36,595																					
FOP	50	30	15	2,259																					
FOP	144	30	43	6,476																					
TOTALS			2,729		2,395	360,673																			
EXTRA FEATURES			2783 N OCEAN OAKS DR, FERNANDINA BEACH																						
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF 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	0861	POOL GUNIT	0	100	12	25	300.00	SF	85.00	85.00	100	2010	2010	3	64	16,320									
3	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1998	1998	3	20	800									
4	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240									
6	0910	SCRN RM L	0	100	0	0	680.00	SF	15.00	15.00	100	2013	2013	3	65	6,630									
9	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	1998	1998	3	77	110									
10	0810	CONCRETE A	0	100	3	6	18.00	SF	6.50	6.50	100	1998	1998	3	77	90									
11	0810	CONCRETE A	0	100	0	0	1,425.00	SF	6.50	6.50	100	1998	1998	3	77	7,132									
12	0476	VF 6 SBPL	0	100	0	0	231.00	LF	32.00	32.00	100	1999	1999	3	52	3,844									
13	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1999	1999	3	52	468									
LAND DESCRIPTION			TOTAL OB/IF 38,539																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																									

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