



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	15	HARDTILE 40
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

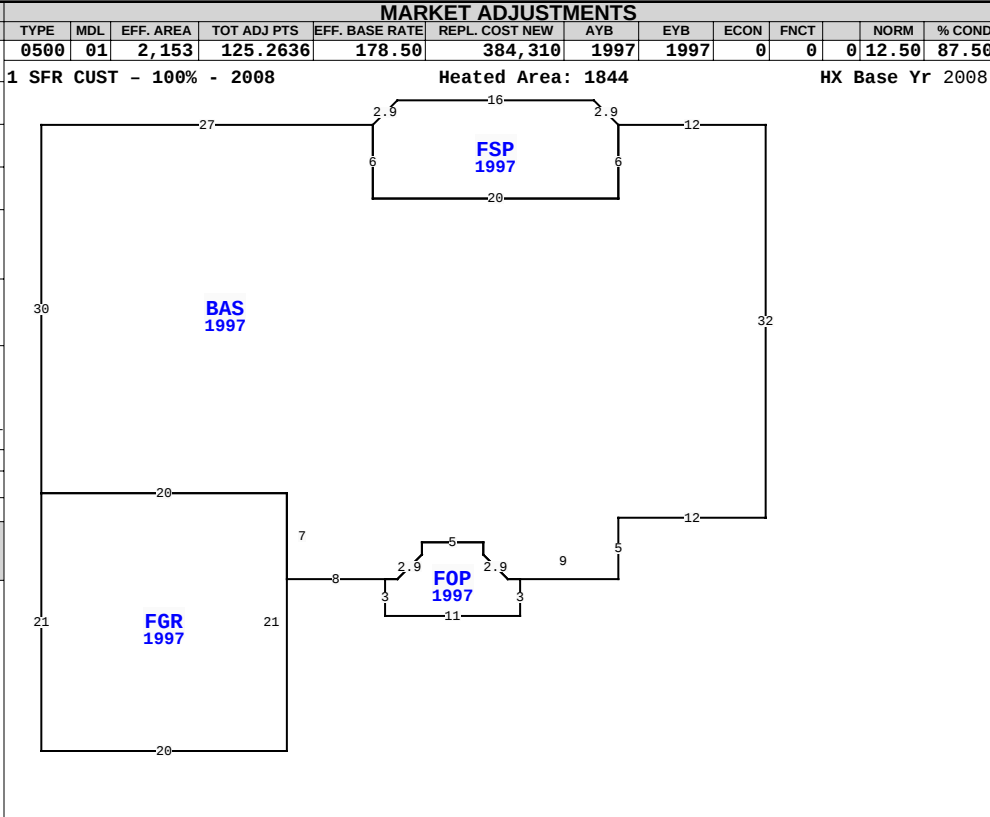
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1,844	288,010
FGR	420	55	231	36,080
FOP	52	30	16	2,499
FSP	156	40	62	9,684

TOTALS	2,472	2,153	336,271
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	820.00	SF	6.50	6.50
3	0819	CONC 12"	0 100	0	0	84.00	SF	9.50	9.50
4	0855	CONC PAVER	0 100	8	9	72.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00



2765 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0 100	0	0	820.00	SF	6.50	6.50	100	1997	1997	3	75	3,998	
3	0819	CONC 12"	0 100	0	0	84.00	SF	9.50	9.50	100	1997	1997	3	75	599	
4	0855	CONC PAVER	0 100	8	9	72.00	SF	7.00	7.00	100	2000	2000	3	80	403	

TOTAL OB/XF										7,835						
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										336,271		
TOTAL LAND VALUE - MARKET										7,835		
TOTAL MARKET VALUE										225,000		
SOH/AGL Deduction										267,305		
ASSESSED VALUE										301,801		
TOTAL EXEMPTION VALUE										HX HB WR		
BASE TAXABLE VALUE										55,000		
TOTAL JUST VALUE										246,801		
NCON VALUE										569,106		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										471,318		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080246	OTHER	200	02/19/2008
983077	XFOB	711	01/27/1998
10001B	NEW CONSTR	101,700	08/28/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2521/0155	12/08/2021	TD	U	I	11	100	
GRANTOR: FISHER LINDA JEAN REV							
GRANTEE: FISHER DONALD WILTO							
1383/1301	1/23/2006	WD	Q	I		426,000	
GRANTOR: BROWN VIRGINIA D TRUS							
GRANTEE: FISHER DONALD W TRU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W12 FSP=[YR=1997] U2 L2 W16 D2 L2 S6 E20 N6 \$ S6 W20 N6 W27 S30 FGR=[YR=1997] S21 E20 N21 W20 \$ E20 S7 E8 FOP=[YR=1997] S3 E11 N3 W1 U2 L2 N1W5S1 D2 L2 W1\$ E1 U2 R2 N1E5S1 D2 R2 E9N5 E12 N32 \$.									