

LOT 14
IN OR 1246/1385
OCEAN OAKS PB 6/50

LEARY DONALD E & JACQUELINE C
2729 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0014-0000



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

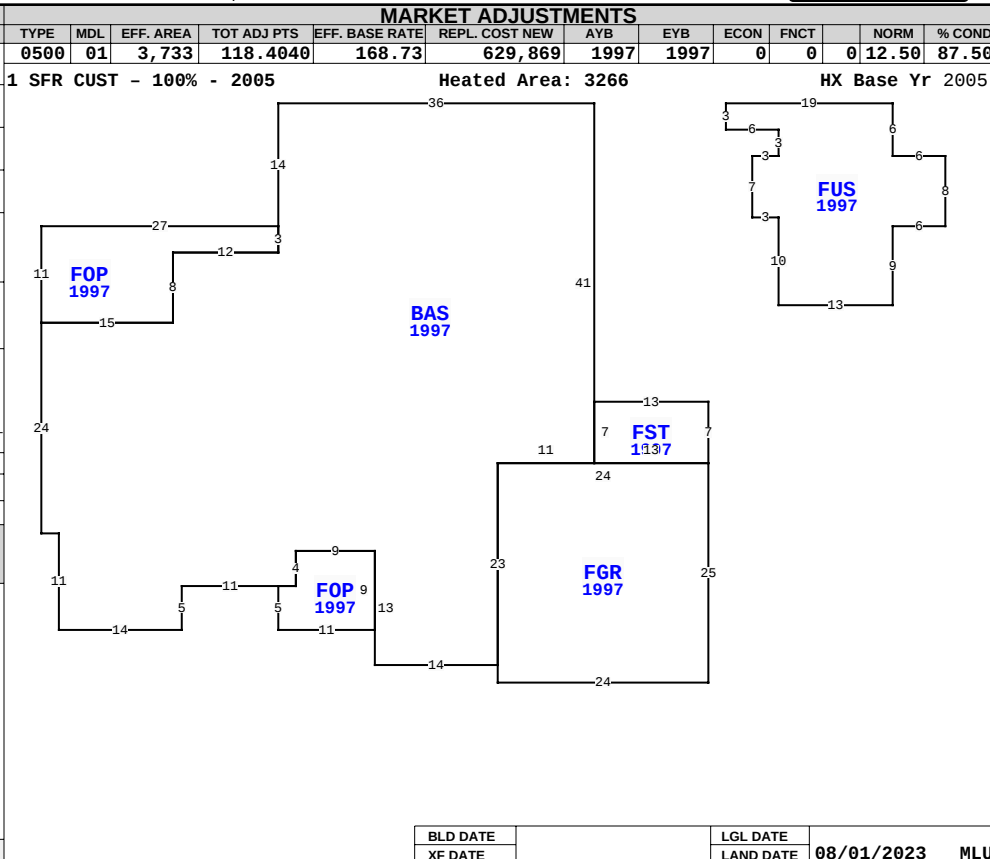
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	425,199
FGR	600	55	330	48,721
FOP	91	30	27	3,987
FOP	201	30	60	8,859
FST	91	55	50	7,382
FUS	386	100	386	56,989

TOTALS	4,249		3,733	551,135
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	100	0	0	99.00	SF	9.50	9.50	
3	1241	WD DECK G	0	100	3	10	30.00	UT	11.50	11.50	
4	0861	POOL GUNIT	0	100	0	0	306.00	SF	85.00	85.00	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0845	KOOL DECK	0	100	0	0	475.00	SF	7.25	7.25	
8	0910	SCRN RM L	0	100	0	0	822.00	SF	15.00	15.00	
9	0810	CONCRETE A	0	100	0	0	851.00	SF	6.50	6.50	
10	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100	0003	R-1	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU
2729 N OCEAN OAKS DR, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		551,135	
TOTAL MARKET OB/XF VALUE		19,400	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		818,035	
SOH/AGL Deduction		355,845	
ASSESSED VALUE		462,190	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		412,190	
TOTAL JUST VALUE		818,035	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		672,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111922	REPAIR/RRF	1,075	10/25/2011
983769	REPAIR/RRF	4,100	05/28/1998
983659	REPAIR/RRF	0	05/04/1998
972298	XFOB	0	11/21/1997
970064	NEW CONSTR	0	10/27/1997
972103	SWIM POOL	0	09/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/1385	7/20/2004	WD U	I	07		100
GRANTOR: BYRNS KENNETH L & LAU						
GRANTEE: LEARY DONALD E & JA						
1243/1319	7/07/2004	WD Q	I			540,000
GRANTOR: BYRNS KENNETH L & LAU						
GRANTEE: LEARY DONALD E & JA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W36 S14 FOP=[YR=1997] W27 S11 E15 N8 E12 N3\$ S3 W12 S8 W15 S24 E2 S11 E14 N5 E11 FOP=[YR=1997] S5 E11 N9 W9 S4 W2\$ E2 N4 E9 S13 E14 FGR=[YR=1997] S2 E24 N25 FST=[YR=1997] N7 W13 S7 E13\$ W24 S23\$ N23 E11 N41\$ PTR=E15 FUS=[YR=1997] E19 S6 E6 S8 W6 S9 W13 N10 W3 N7 E3 N3 W6 N3\$ W15\$.											