LOT 15
OCEAN OAKS PB 6/50

GUDORF RUSSELL J/KELLY MARTHA E
2723 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

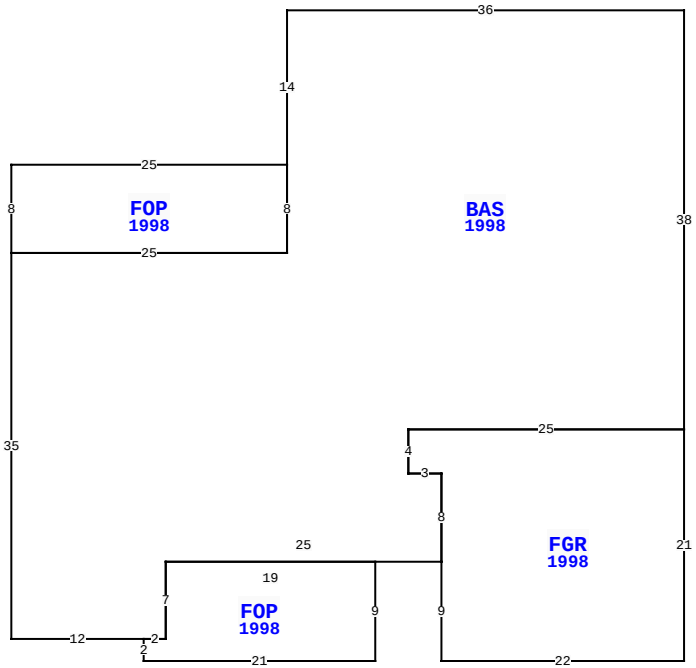
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,322	100	2,322	339,464
FGR	474	55	261	38,157
FOP	175	30	52	7,602
FOP	200	30	60	8,772
TOTALS	3,171		2,695	393,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,695	116.5824	166.13	447,720	1998	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2021 Heated Area: 2322 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

2723 N OCEAN OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		393,994
TOTAL MARKET OB/XF VALUE		6,259
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		625,253
SOH/AGL Deduction		374,582
ASSESSED VALUE		250,671
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,671
TOTAL JUST VALUE		625,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983124	NEW CONSTR	119,000	02/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0735	9/28/2020	WD	Q	I	02	455,000
GRANTOR: MILLER STACEY A ET AL						
GRANTEE: GUDORF RUSSELL J &						
2371/0522	6/24/2020	FJ	U	I	11	100
GRANTOR: DEEN MICHAEL EARL EST						
GRANTEE: MILLER STACEY A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 $ S8 W25
S35 E12 FOP=[YR=1998] S2 E21 N9 W19 S7 W2 $ E2 N7 E25
FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 $ N8 W3 N4 E25 N38 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	3	35	105.00	SF	6.50	6.50	100	1998	1998	3	77	526	
3	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50	6.50	100	1998	1998	3	77	2,482	
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1998	1998	3	20	56	
6	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1998	1998	3	20	20	
7	0819	CONC 12"	0	100	6	6	36.00	SF	9.50	9.50	100	1999	1999	3	79	270	

LAND DESCRIPTION

TOTAL OB/XF 6,259

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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