

LOT 16
IN OR 1928/1711
OCEAN OAKS PB 6/50

STEBLER LARISSA EST
2730 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0016-0000



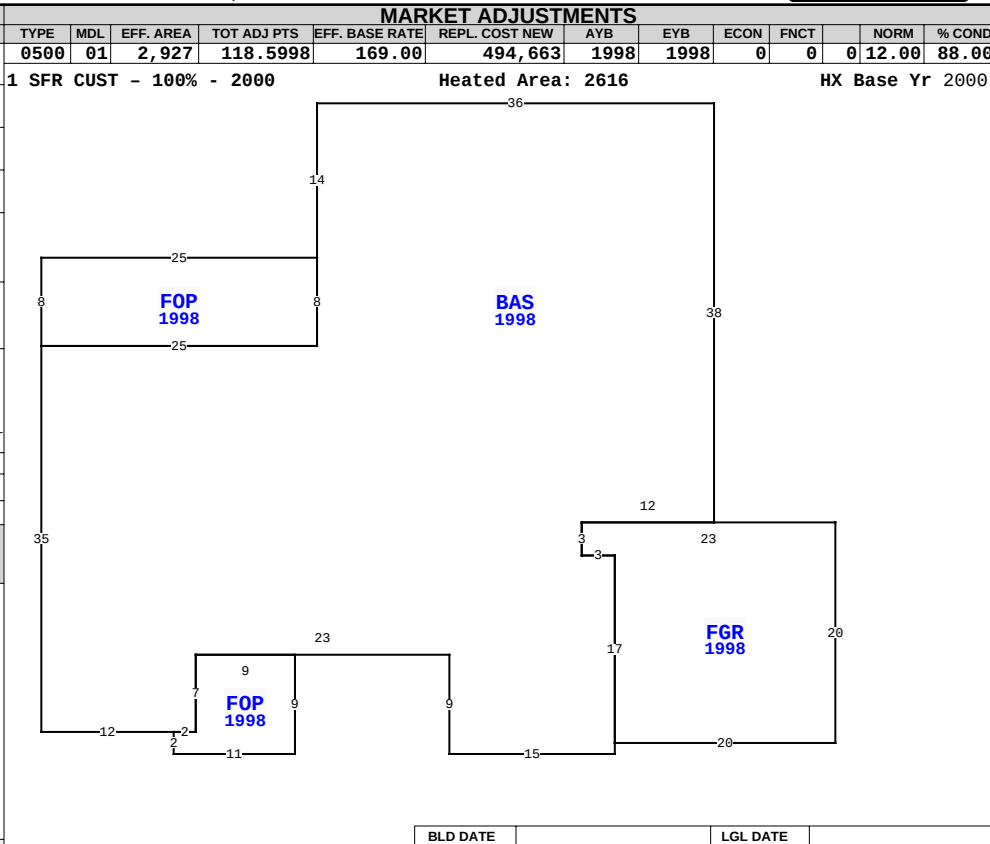
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,616	100	2,616	389,052
FGR	409	55	225	33,462
FOP	85	30	26	3,867
FOP	200	30	60	8,923
TOTALS	3,310		2,927	435,303

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	0910	SCRN RM L	0	100	0	0	346.00	SF	15.00	15.00
3	0875	HOT TUB	0	100	0	0	1.00	UT	6,000.00	6,000.00
5	0858	SCULP CONC	0	100	0	0	269.00	SF	13.00	13.00
6	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50
7	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50
8	0810	CONCRETE A	0	100	57	16	912.00	SF	6.50	6.50
9	1242	WD DECK A	0	100	4	4	16.00	SF	11.00	11.00
10	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00
11	0819	CONC 12"	0	100	0	0	84.00	SF	9.50	9.50

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



TOTAL OB/XF													
14,378													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998
2	0910	SCRN RM L	0	100	0	0	346.00	SF	15.00	15.00	100	1998	1998
3	0875	HOT TUB	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998
5	0858	SCULP CONC	0	100	0	0	269.00	SF	13.00	13.00	100	1998	1998
6	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1998	1998
7	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50	100	1998	1998
8	0810	CONCRETE A	0	100	57	16	912.00	SF	6.50	6.50	100	1998	1998
9	1242	WD DECK A	0	100	4	4	16.00	SF	11.00	11.00	100	1998	1998
10	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	1998	1998
11	0819	CONC 12"	0	100	0	0	84.00	SF	9.50	9.50	100	1998	1998

TOTAL OB/XF													
14,378													
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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					435,303				
TOTAL MARKET OB/XF VALUE					14,378				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					674,681				
SOH/AGL Deduction					362,219				
ASSESSED VALUE					312,462				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					262,462				
TOTAL JUST VALUE					674,681				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					555,802				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111617	H/AC	2,596	09/15/2011
20111046	OTHER	800	06/24/2011
983729	XFOB	8,800	05/14/1998
972437	NEW CONSTR	137,000	12/31/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1928/1711	7/17/2014	QC	U	I	11		100
GRANTOR: HILL THOMAS & LARISSA							
GRANTEE: STEBLER LARISSA							
0902/0907	10/07/1999	QC	U	I	01		100
GRANTOR: STEBLER MEG							
GRANTEE: HILL LARISSA ANN ST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1998] E20 N20 W23 S3 E3 S17 \$ N17 W3 N3 E12 N38 \$									