

LOT 20
OR 839/241 & CASE# 06-1150-DR
OCEAN OAKS PB 6/50

CZERMANSKI SANDY
2752 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0020-0000



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	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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

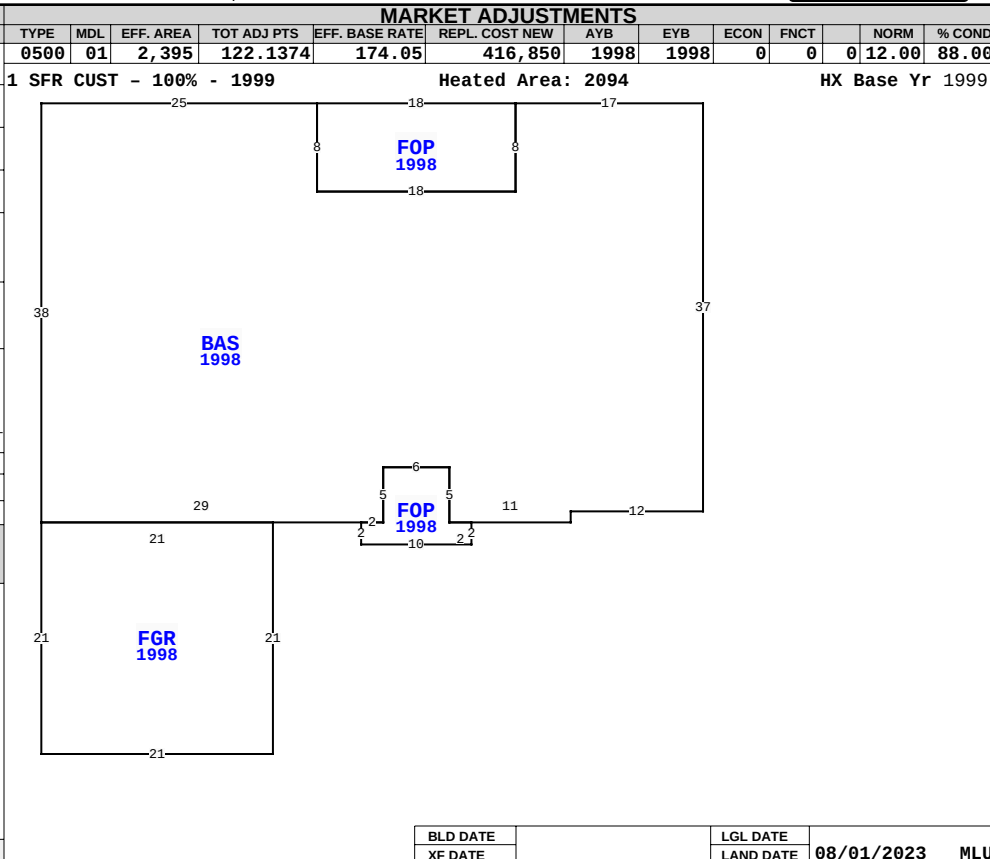
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	320,726
FGR	441	55	243	37,219
FOP	50	30	15	2,298
FOP	144	30	43	6,586
TOTALS	2,729		2,395	366,828

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	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	0	0	1,191.00	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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT

REVIEW DATE 07/12/2018 BY DJX



2752 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF										
9,063										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		366,828	
TOTAL MARKET OB/XF VALUE		9,063	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		600,891	
SOH/AGL Deduction		360,030	
ASSESSED VALUE		240,861	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		190,861	
TOTAL JUST VALUE		600,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		496,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131412	ROOFREP	450	06/20/2013
972481	NEW CONSTR	119,000	01/12/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0839/0241	6/24/1998	WD U	I		
GRANTOR: BRYLEN HOMES LTD					SALE PRICE 252,100
GRANTEE: CZERMANSKI STANLEY					
0820/0284	1/21/1998	WD U	V	19	38,800
GRANTOR: OCEAN OAKS LTD					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1998] W17 FOP=[YR=1998] W18 S8 E18 N8 \$ S8 W18 N8 W25 S38 FGR=[YR=1998] S21 E21 N21 W21 \$ E29 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N1 E12 N37 \$.										

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS