LOT 21
OCEAN OAKS PB 6/50

JANNEY PATRICIA
2768 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0021-0000

BUILDING CHARACTERISTICS

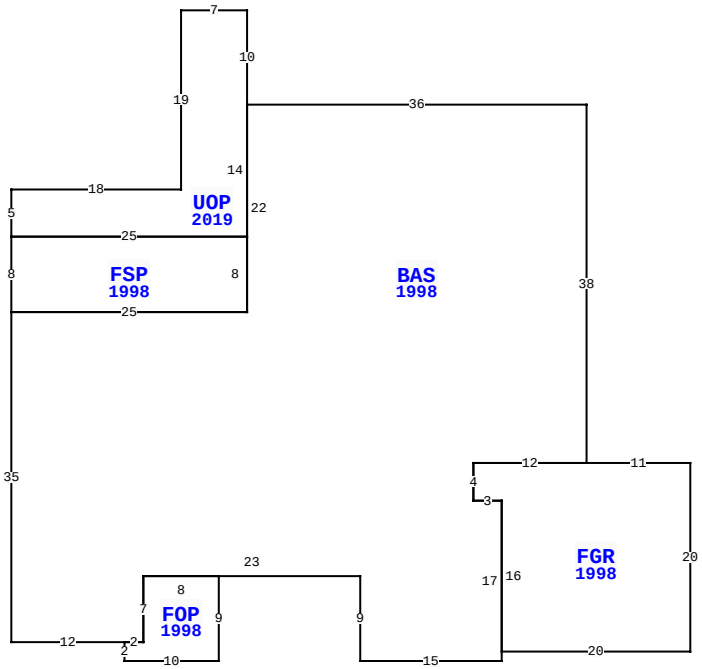
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,613	100	2,613	384,213
FGR	412	55	227	33,378
FOP	76	30	23	3,382
FSP	200	40	80	11,763
UOP	258	20	52	7,646
TOTALS	3,559		2,995	440,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,995	117.2556	167.09	500,435	1998	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2020 Heated Area: 2613 HX Base Yr 2020



2768 N OCEAN OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		440,383
TOTAL MARKET OB/XF VALUE		49,388
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		714,771
SOH/AGL Deduction		221,554
ASSESSED VALUE		493,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		443,217
TOTAL JUST VALUE		714,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190309	SWIM POOL	0	07/09/2019
20190210	SCRNENCLOS	0	06/13/2019
20121311	H/AC	4,031	07/03/2012
983153	NEW CONSTR	129,000	02/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1842	3/06/2023	QC	U	I	11	100
GRANTOR: JANNEY OLIVER M & PAT						
GRANTEE: JANNEY PATRICIA						
2269/0025	4/15/2019	WD	Q	I	01	452,000
GRANTOR: CLELAND JEFFREY & MIC						
GRANTEE: JANNEY OLIVER M & P						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W11 BAS=[YR=1998] N38 W36 UOP=[YR=2019] N10 W7 S19 W18 S5 FSP=[YR=1998] S8 E25 N8 W25$ E25 N14$ S22 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 $ E2 N7 E23 S9 E15 N17 W3 N4 E12 $ W12 S4 E3 S16 E20 N20 $.

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	0911	SCRN RM A	0	100	25	24	600.00	SF	17.50	17.50	100	2019	2019	3	90	9,450	
3	0861	POOL GUNIT	0	100	18	19	342.00	SF	85.00	85.00	100	2019	2019	3	93	27,035	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
5	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00	10.00	100	2019	2019	3	99	2,911	
6	0855	CONC PAVER	0	100	0	0	534.00	SF	10.00	10.00	100	2019	2019	3	99	5,287	

LAND DESCRIPTION

TOTAL OB/XF 49,388

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 12/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS