

LOT 22
IN OR 1680/890
OCEAN OAKS PB 6/50

CARMICHAEL DANE R & SUSAN J
2774 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0022-0000



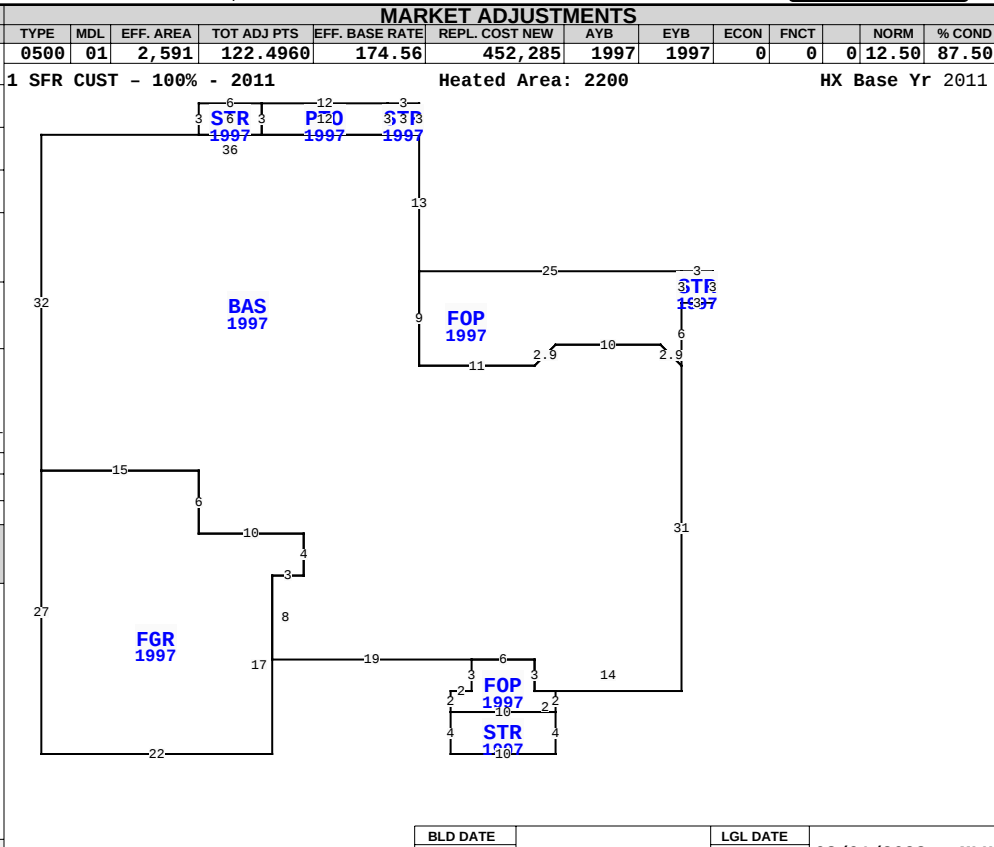
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	17 CB STUCCO 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	2,200	100	2,200	336,028
FGR	564	55	310	47,350
FOP	38	30	11	1,680
FOP	201	30	60	9,165
PTO	36	5	2	305
STR	9	10	1	153
STR	9	10	1	153
STR	18	10	2	305
STR	40	10	4	611
TOTALS	3,115		2,591	395,749

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EXTRA FEATURES						
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W
1	0500	FP-PRE FAB	0	100	0	0
2	0810	CONCRETE A	0	100	3	10
3	0855	CONC PAVER	0	100	0	0
4	0861	POOL GUNIT	0	100	14	17
5	0855	CONC PAVER	0	100	0	0
6	0911	SCRN RM A	0	100	20	25
7	0871	POOL HTR R	0	100	0	0
9	0810	CONCRETE A	0	100	3	10
10	0855	CONC PAVER	0	100	0	0

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



2774 N OCEAN OAKS DR, FERNANDINA BEACH, FL 32035						X DATE INC DATE		LAND DATE AG DATE		08/01/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% CON	OB/IF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835		
30.00	SF	6.50	6.50	100	1997	1997	3	75	146		
688.00	SF	7.00	7.00	100	2016	2016	3	97	4,672		
238.00	SF	85.00	85.00	100	1997	1997	3	21	4,248		
262.00	SF	20.00	20.00	100	2019	2019	3	99	5,188		
500.00	SF	17.50	17.50	100	2019	2019	3	90	7,875		
1.00	UT	4,000.00	4,000.00	100	1997	1997	3	20	800		
30.00	SF	6.50	6.50	100	2001	2001	3	82	160		
104.00	SF	7.00	7.00	100	2016	2016	3	97	706		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			395,749
TOTAL MARKET OB/IF VALUE			26,630
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			647,379
SOH/AGL Deduction			295,883
ASSESSED VALUE			351,496
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			301,496
TOTAL JUST VALUE			647,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			532,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190630	SCRNENCL	0	11/06/2019
20160444	PAVERS	0	02/18/2016
20121746	H/AC NC	5,000	08/27/2012
984139	H/AC NC	0	08/11/1998
972233	PLUMBING NC	0	11/06/1997
972115	SCREEN POOL ENCL	15,900	10/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1680/0890	5/18/2010	WD	Q	I	01	429,000
GRANTOR: STIPCAK DONALD J & JO						
GRANTEE: CARMICHAEL DANE R &						
1527/0824	9/27/2007	QC	U	I	01	100
GRANTOR: STIPCAK DONALD J & JO						
GRANTEE: LEWANDOWSKI JULIE E						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=1997] W25 BAS=[YR=1997] N13 STR=[YR=1997] N3W3	
PTO=[YR=1997] W12 STR=[YR=1997] W6S3E6N3\$ S3E12N3\$ S3 E3\$ W36	
S32 FGR=[YR=1997] S27 E22 N17 E3 N4 W10 N6 W15\$ E15 S6 E10 S4	
W3S8E19 FOP=[YR=1997] S3 W2 S2 STR=[YR=1997] S4E10N4W10\$ E10	
N2 W2N3 W6\$ E6 S3 E14 N31 U2 L2 W10 D2 L2 W11N9\$S9E11 R2 U2	
E10 D2 R2 N6 STR=[YR=1997] E3N3W3S3\$ N3\$.	