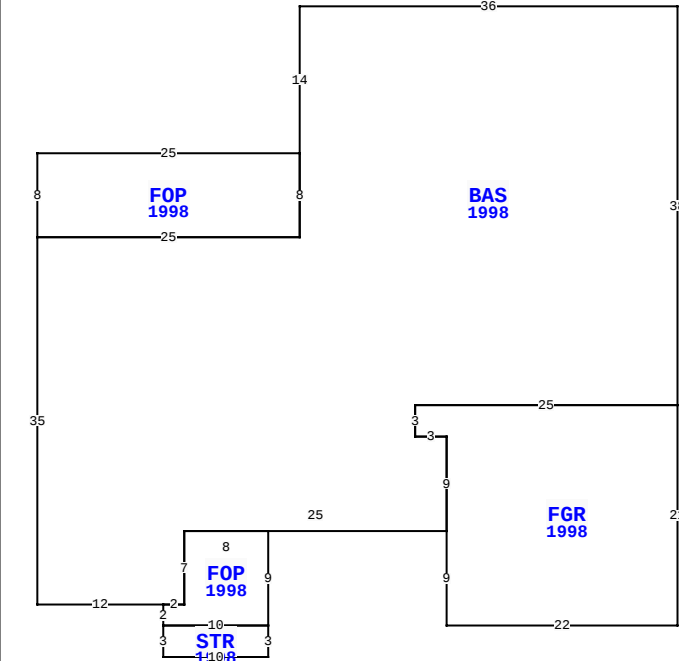


O'DONNELL FRANK J & MARY N
2782 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034-4825

00-00-31-1550-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	16	WD FR STUC 80								0500	01	2,670	120.70008	172.00	459,240	1998	1999		0	0	11.50	88.50	VALUATION BY								STANDARD																		
Exterior Wall	17	CB STUCCO 20								1 SFR CUST - 100% - 2012										Heated Area: 2325										HX Base Yr 2012																			
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										406,427																			
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										19,500																			
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										225,000																			
Interior Floo	14	CARPET 50																		TOTAL MARKET VALUE										650,927																			
Interior Floo	15	HARDTILE 50																		SOH/AGL Deduction										299,381																			
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										351,546																			
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB										50,000									
Bedrooms		3 100																		BASE TAXABLE VALUE										301,546																			
Bathrooms		2 100																		TOTAL JUST VALUE										650,927																			
Frame	02	WOOD FRAME 100																		NCON VALUE										0																			
Stories	1.	1. 100								INCOME VALUE																																							
Units		0 100								PREVIOUS YEAR MKT VALUE										536,555																													
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	2,325	100	2,325	353,912																																													
FGR	471	55	259	39,425																																													
FOP	76	30	23	3,501																																													
FOP	200	30	60	9,133																																													
STR	30	10	3	457																																													
TOTALS		3,102		2,670	406,427																																												
EXTRA FEATURES					2782 N OCEAN OAKS DR, FERNANDINA BEACH															BLD DATE					LGL DATE					08/01/2023					MLU														
																				XF DATE					LAND DATE																								
																				INC DATE					AG DATE																								
L N	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	0861	POOL GUNIT	0 100	12	22	264.00	SF	85.00	85.00	100	1998	1998	3	23	5,161																																		
2	0845	KOOL DECK	0 100	0	0	393.00	SF	10.88	10.88	100	1998	1998	3	77	3,291																																		
3	0910	SCRN RM L	0 100	15	31	465.00	SF	15.00	15.00	100	1998	1998	3	20	1,395																																		
4	0810	CONCRETE A	0 100	3	67	201.00	SF	6.50	6.50	100	1998	1998	3	77	1,006																																		
5	0810	CONCRETE A	0 100	0	0	1,620.00	SF	6.50	6.50	100	1998	1998	3	77	8,108																																		
6	0819	CONC 12"	0 100	5	3	15.00	SF	9.50	9.50	100	1998	1998	3	77	110																																		
7	0819	CONC 12"	0 100	2	4	8.00	SF	9.50	9.50	100	1998	1998	3	77	59																																		
9	0810	CONCRETE A	0 100	0	0	47.00	SF	6.50	6.50	100	1998	1998	3	77	235																																		
10	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	77	45																																		
11	0810	CONCRETE A	0 100	3	6	18.00	SF	6.50	6.50	100	1998	1998	3	77	90																																		
LAND DESCRIPTION					TOTAL OB/XF										19,500																																		
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	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																																
			</																																														