

LOT 29
IN OR 1146/1698 & OR 1966/1355
OCEAN OAKS PB 6/50

TANNER HAMPTON H
2776 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0029-0000



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
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	

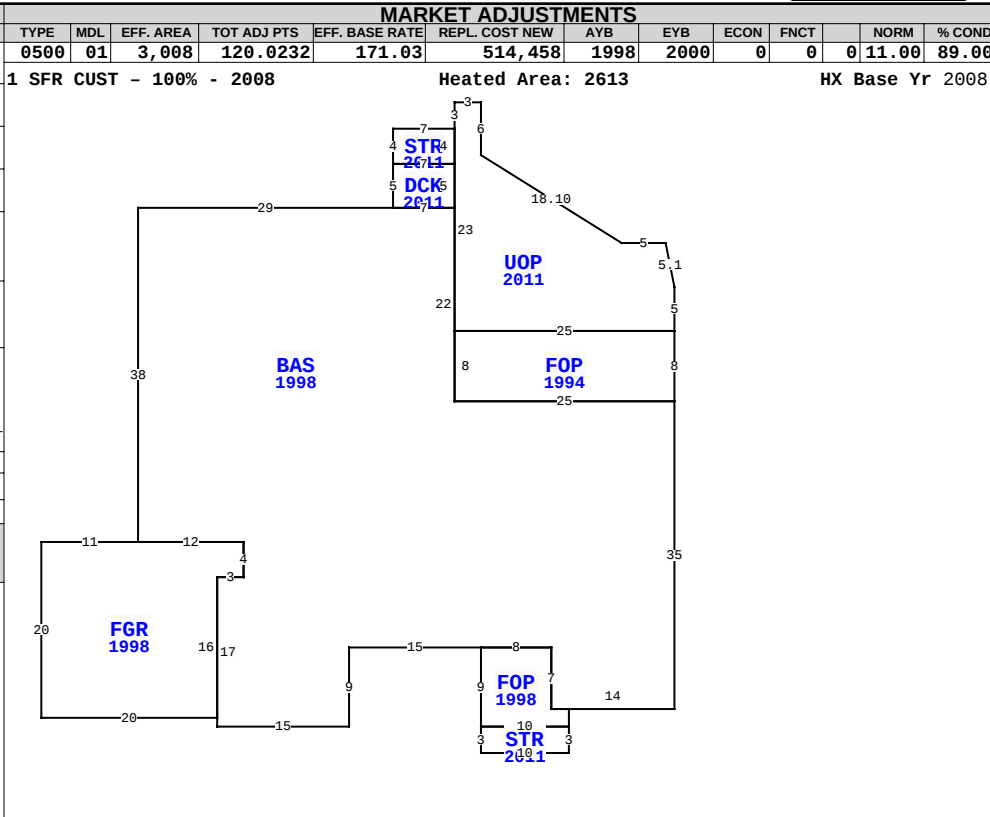
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	397,742
DCK	35	10	4	609
FGR	412	55	227	34,553
FOP	200	30	60	9,133
FOP	76	30	23	3,501
STR	28	10	3	457
STR	30	10	3	457
UOP	376	20	75	11,416

TOTALS	3,770		3,008	457,868
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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
4	0810	CONCRETE A	0	100	3	41	123.00	SF 6.50	6.50
5	0810	CONCRETE A	0	100	0	0	967.00	SF 6.50	6.50
6	1100	VAC SYSTEM	0	100	0	0	1.00	UT 1,000.00	1,000.00
7	0861	POOL GUNIT	0	100	0	0	401.00	SF 85.00	85.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT 4,000.00	4,000.00
9	0877	JACUZZI	0	100	0	0	1.00	UT 1,000.00	1,000.00
10	0910	SCRN RM L	0	100	0	0	776.00	SF 15.00	15.00

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

REVIEW DATE 07/12/2018 BY DJX



2776 OCEAN OAKS DR, FERNANDINA BEACH

2776 OCEAN OAKS DR, FERNANDINA BEACH										
INC DATE					AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
123.00	SF	6.50	6.50	100	1998	1998	3	77	616	
967.00	SF	6.50	6.50	100	1998	1998	3	77	4,840	
1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
401.00	SF	85.00	85.00	100	2011	2011	3	68	23,178	
1.00	UT	4,000.00	4,000.00	100	2011	2011	3	55	2,200	
1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550	
776.00	SF	15.00	15.00	100	2011	2011	3	55	6,402	

TOTAL OB/XF											40,891	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
457,868									
TOTAL MARKET OB/XF VALUE									
40,891									
TOTAL LAND VALUE - MARKET									
225,000									
TOTAL MARKET VALUE									
723,759									
SOH/AGL Deduction									
330,873									
ASSESSED VALUE									
392,886									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
342,886									
TOTAL JUST VALUE									
723,759									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
596,850									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110967	GAS	200	06/15/2011
20110914	REMODEL	2,000	06/07/2011
20110727	XFOB	6,000	05/12/2011
20110468	DEMOLITION	1,000	03/31/2011
20110458	SWIM POOL	31,000	03/29/2011
60	NEW CONSTR	0	09/04/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1966/1355	3/03/2015	QC	U	I	11	100	
GRANTOR: TANNER LESLIE M							
GRANTEE: TANNER HAMPTON H							
1944/0983	10/21/2014	FJ	U	I	11	0	
GRANTOR: TANNER LESLIE M							
GRANTEE: TANNER HAMPTON H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2011] W5 L16 U10 N6W3S3 STR=[YR=2011] W7S4									
DCK=[YR=2011] S5 BAS=[YR=1998] W29S38 FGR=[YR=1998] W11S20									
E20N16E3N4W12\$ E12S4W3S17E15 N9 E15 FOP=[YR=1998] S9									
STR=[YR=2011] S3 E10N3W10\$ E10N2W2N7W8\$ E8S7E14 N35									
FOP=[YR=1994] N8W25S8E25\$ W25N22 W7\$ E7N5W7\$ E7N4\$ S23E25N5									
US L1 \$.									

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