

LOT 32
IN OR 1838/1808
OCEAN OAKS PB 6/50

RALPH MYRNA/ANDREWS MYRNA SUE
2789 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	15	HARDTILE 60
Interior Floor	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

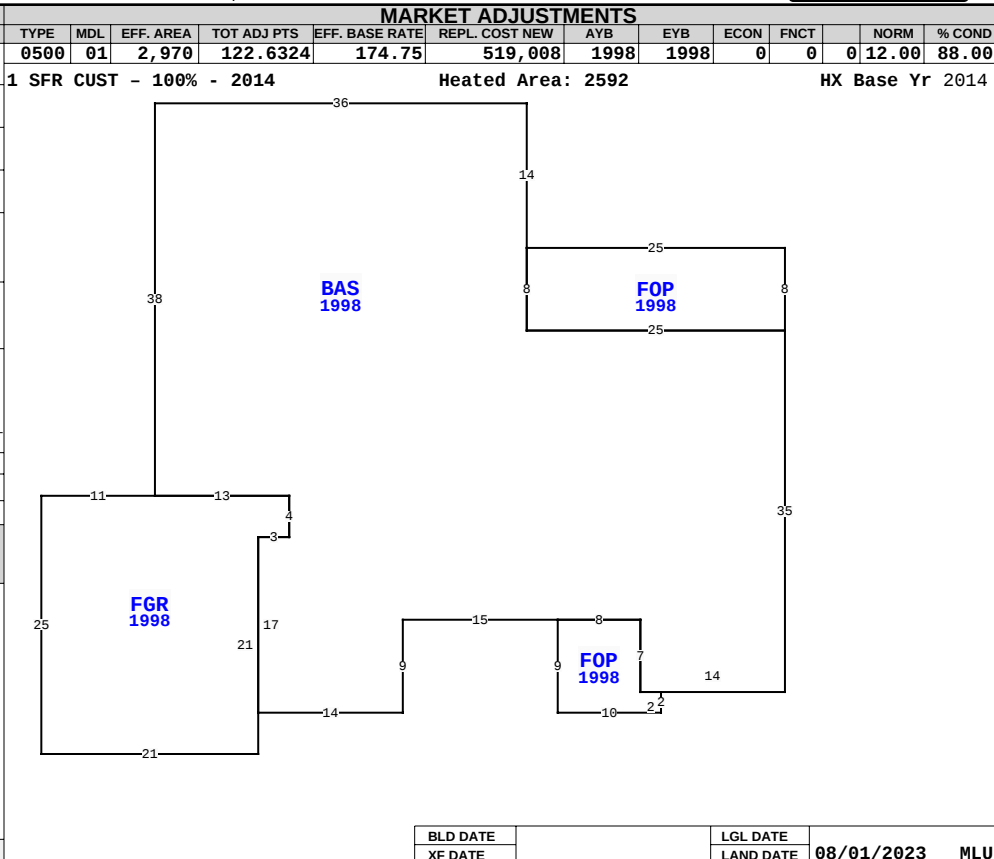
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100	2,592	398,598
FGR	537	55	295	45,365
FOP	76	30	23	3,537
FOP	200	30	60	9,227
TOTALS	3,405		2,970	456,727

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	3	45		135.00	SF 6.50		1998	1998	3	77	676	
3	0810	CONCRETE A	0	100	16	40		640.00	SF 6.50		1998	1998	3	77	3,203	
4	0861	POOL GUNIT	0	100	10	17		170.00	SF 85.00		1998	1998	3	23	3,324	
5	0875	HOT TUB	0	100	0	0		1.00	UT 1,200.00		1998	1998	3	20	240	
7	0871	POOL HTR R	0	100	0	0		1.00	UT 4,000.00		1998	1998	3	20	800	
8	0910	SCRN RM L	0	100	0	0		480.00	SF 15.00		1998	1998	3	20	1,440	
9	0858	SCULP CONC	0	100	0	0		282.00	SF 13.00		1998	1998	3	93	3,409	
10	0819	CONC 12"	0	100	10	5		50.00	SF 9.50		1998	1998	3	77	366	
11	0819	CONC 12"	0	100	3	4		12.00	SF 9.50		1998	1998	3	77	88	

LAND DESCRIPTION			TOTAL OB/IF 16,451													
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
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

REVIEW DATE 07/12/2018 BY DJX



2789 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	08/01/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/IF 16,451																
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
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

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

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				456,727	
TOTAL MARKET OB/XF VALUE				16,537	
TOTAL LAND VALUE - MARKET				225,000	
TOTAL MARKET VALUE				698,264	
SOH/AGL Deduction				319,319	
ASSESSED VALUE				378,945	
TOTAL EXEMPTION VALUE		HX HB VX WX		60,000	
BASE TAXABLE VALUE				318,945	
TOTAL JUST VALUE				698,264	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				574,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984037	SWIM POOL	12,000	07/21/1998
983517	NEW CONSTR	122,000	04/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/1808	1/31/2013	WD	Q	I	02	380,000
GRANTOR: POPE MARION EARL & JA						
GRANTEE: RALPH MYRNA & MYRNA						
1553/1203	3/03/2008	WD	U	I	18	100
GRANTOR: POPE MARION EARL & JA						
GRANTEE: POPE MARION E & JAN						

BUILDING NOTES																

BUILDING DIMENSIONS																
FOP=[YR=1998] W25 BAS=[YR=1998] N14 W36 S38 FGR=[YR=1998] W11 S25 E21 N21 E3 N4 W13 \$ E13 S4 W3 S17 E14 N9 E15 FOP=[YR=1998] S9 E10 N2 W2 N7 W8 \$ E8 S7 E14 N35 W25 N8 \$ S8 E25 N8 \$.																

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