LOT 33 IN OR 815/1915
OCEAN OAKS PB 6/50

HOUSEWORTH LLOYD D & LINDA S
2777 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

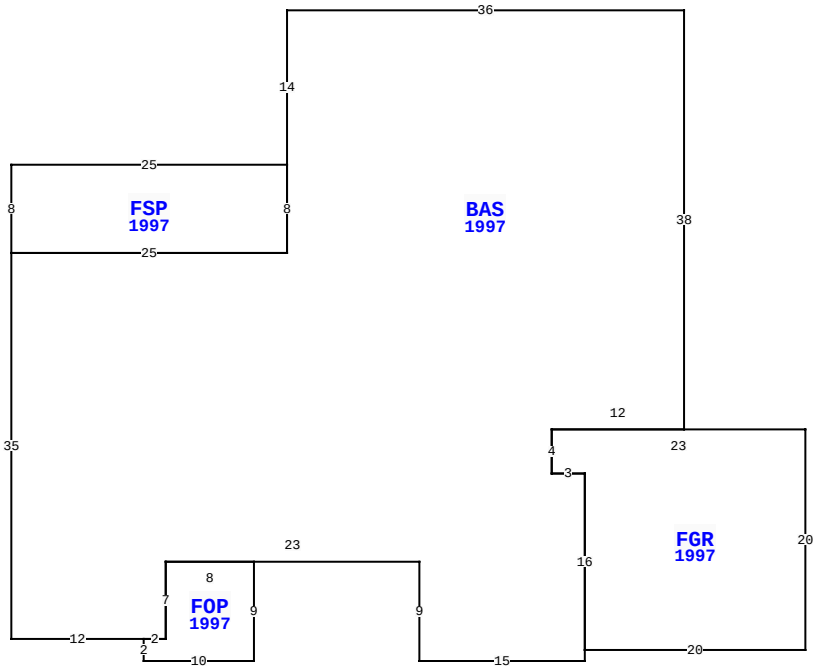
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	382,030
FGR	412	55	227	33,188
FOP	76	30	23	3,363
FSP	200	40	80	11,696
TOTALS	3,301		2,943	430,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,943	117.2556	167.09	491,746	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 1998 Heated Area: 2613 HX Base Yr 1998



2777 S OCEAN OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,278
TOTAL MARKET OB/XF VALUE		7,629
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		662,907
SOH/AGL Deduction		386,437
ASSESSED VALUE		276,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,470
TOTAL JUST VALUE		662,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040735	REPAIR/RRF	1,000	04/15/2004
983004	XFOB	1,800	01/13/1998
10522B	NEW CONSTR	160,000	06/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1915	12/09/1997	WD	Q	I		255,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HOUSEWORTH LLOYD D						
0790/1235	4/17/1997	WD	U	V	19	36,300
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S14 FSP=[YR=1997] W25 S8 E25 N8$ S8 W25 S35 E12 FOP=[YR=1997] S2 E10 N9 W8 S7 W2$ E2 N7 E23 S9 E15 N1 FGR=[YR=1997] E20 N20 W23 S4 E3 S16$ N16 W3 N4 E12 N38$.

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	1997	1997	3	81	2,835	
2	0819	CONC 12"	0	100	0	0	55.00	SF	9.50	9.50	100	1997	1997	3	75	392	
3	0810	CONCRETE A	0	100	0	0	903.00	SF	6.50	6.50	100	1997	1997	3	75	4,402	

LAND DESCRIPTION

TOTAL OB/XF 7,629

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 07/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS