LOT 36 IN OR 876/1279
OCEAN OAKS PB 6/50

MAURICIO LORETO L & MARGARITA
2753 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0036-0000

BUILDING CHARACTERISTICS

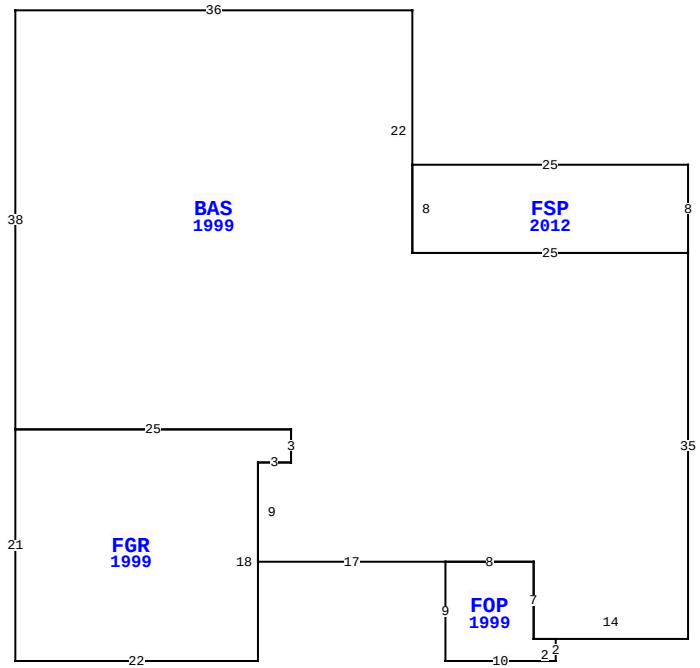
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,325	100	2,325	368,150
FGR	471	55	259	41,011
FOP	76	30	23	3,642
FSP	200	40	80	12,668
TOTALS	3,072		2,687	425,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,687	125.5584	178.92	480,758	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2000 Heated Area: 2325 HX Base Yr 2000



2753 S OCEAN OAKS DR, FERNANDINA BEACH

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

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	1999	1999	3	84	2,940	
3	0810	CONCRETE A	0	100	14	25	350.00	SF	6.50	6.50	100	1999	1999	3	79	1,797	
4	0911	SCRN RM A	0	100	0	0	350.00	SF	17.50	17.50	100	2017	2017	3	82	5,023	
5	0810	CONCRETE A	0	100	0	0	1,525.00	SF	6.50	6.50	100	1999	1999	3	79	7,831	
6	1242	WD DECK A	0	100	3	4	12.00	SF	11.00	11.00	100	1999	1999	3	20	26	
7	0819	CONC 12"	0	100	0	0	66.00	SF	9.50	9.50	100	1999	1999	3	79	495	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		425,471
TOTAL MARKET OB/XF VALUE		18,112
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		668,583
SOH/AGL Deduction		374,764
ASSESSED VALUE		293,819
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		238,819
TOTAL JUST VALUE		668,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171013	SCRNROOM	7,175	04/04/2017
20122387	REPLACE 4 TON AC	4,657	11/28/2012
984134	NEW CONSTR	118,000	03/03/1999
985086	XFOB	2,809	03/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0876/1279	3/30/1999	WD	Q	I		251,900
GRANTOR: BRYLEN HOMES						
GRANTEE: MAURICIO LORETO L &						
0812/0191	11/03/1997	WD	U	V	19	36,300
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 S38 FGR=[YR=1999] S21 E22 N18 E3 N3 W25$ E25 S3 W3 S9 E17 FOP=[YR=1999] S9 E10 N2 W2 N7 W8 $ E8 S7 E14 N35 FSP=[YR=2012] N8 W25 S8 E25 $ W25 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 18,112

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 10/04/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS