



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	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

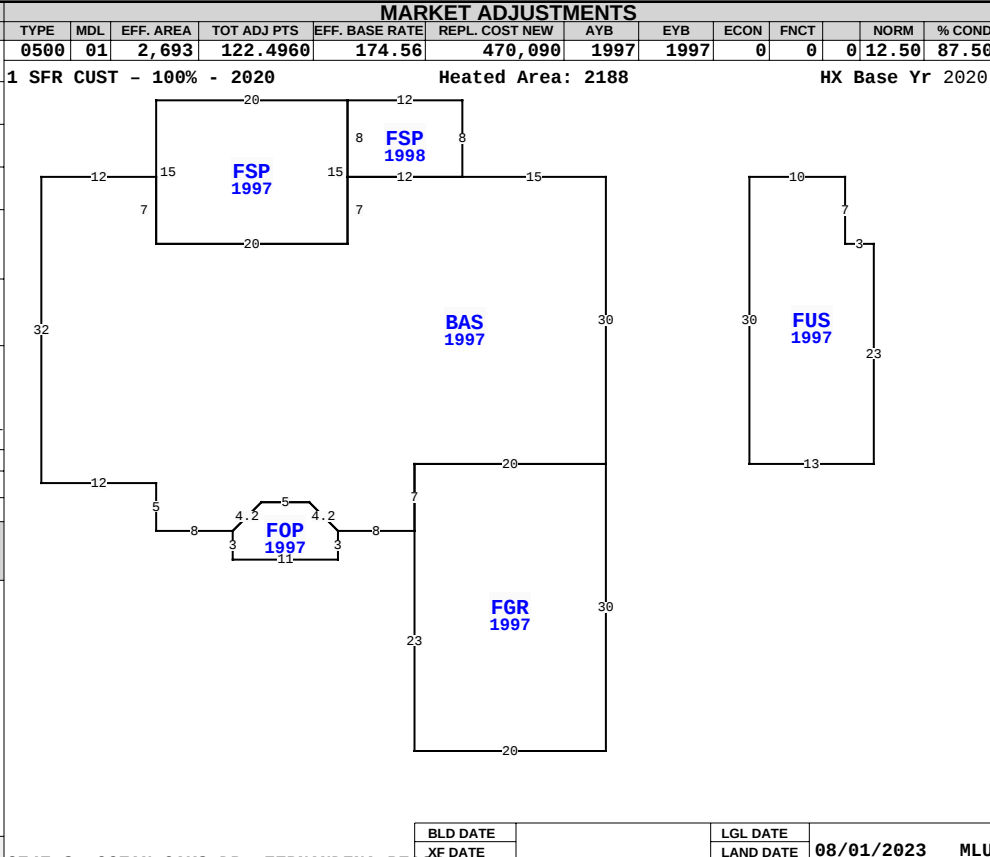
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1,819	277,834
FGR	600	55	330	50,404
FOP	57	30	17	2,597
FSP	300	40	120	18,329
FSP	96	40	38	5,804
FUS	369	100	369	56,361

TOTALS	3,241		2,693	411,329
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0819	CONC 12"	0 100	0	0	28.00	SF	9.50	9.50	100	1997
3	0810	CONCRETE A	0 100	0	0	886.00	SF	6.50	6.50	100	1997
4	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1998
5	0819	CONC 12"	0 100	4	5	20.00	SF	9.50	9.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



2747 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	08/01/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
											7,740

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		411, 329	
TOTAL MARKET OB/XF VALUE		7, 740	
TOTAL LAND VALUE - MARKET		225, 000	
TOTAL MARKET VALUE		644, 069	
SOH/AGL Deduction		209, 420	
ASSESSED VALUE		434, 649	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		384, 649	
TOTAL JUST VALUE		644, 069	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531, 144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983280	REMODEL	3,075	03/03/1998
10601B	NEW CONSTR	153,000	07/14/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2297/0356	8/09/2019	WD Q	I	I	02
					SALE PRICE
					475,000
GRANTOR: RAINEY ROBERT R JR &					
GRANTEE: MULLEN THOMAS A & K					
1811/0355	8/27/2012	WD U	I	I	11
					100
GRANTOR: RAINEY ROBERT R JR &					
GRANTEE: RAINEY ROBERT R JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W15 FSP=[YR=1998] N8 W12 FSP=[YR=1997] W20 S15 E20 N15 \$ S8 E12 \$ W12 S7 W20 N7 W12 S32 E12 S5 E8 FOP=[YR=1997] S3 E11N3 L3 U3 W5 D3 L3 \$ U3 R3 E5 D3 R3 E8 FGR=[YR=1997] S23 E20 N30 W20 S7 \$ N7 E20 N30 \$ PTR= E15 FUS=[YR=1997] E10 S7 E3 S23 W13 N30 \$ W15 \$.											