LOT 42 IN OR 2068/863
OCEAN OAKS PB 6/50

**CLINEDINST BARRY E & SHANNON P**
2736 OCEAN OAKS DRIVE SOUTH
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1550-0042-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

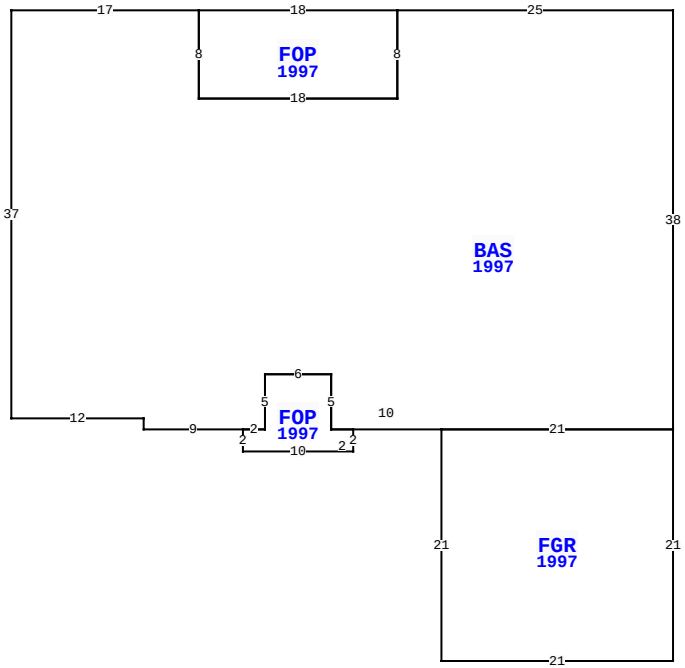
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 17 | CB STUCCO 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,094 | 100 | 2,094 | 306,224 |
| FGR | 441 | 55 | 243 | 35,536 |
| FOP | 50 | 30 | 15 | 2,194 |
| FOP | 144 | 30 | 43 | 6,289 |
| TOTALS | 2,729 | | 2,395 | 350,242 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,395 | 117.2864 | 167.13 | 400,276 | 1997 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST – 100% - 2017 Heated Area: 2094 HX Base Yr 2017




2736 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 | | 350,242 |
| TOTAL MARKET OB/XF VALUE | | 10,617 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 585,859 |
| SOH/AGL Deduction | | 207,501 |
| ASSESSED VALUE | | 378,358 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 328,358 |
| TOTAL JUST VALUE | | 585,859 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 485,041 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20112102 | H/AC | 3,925 | 11/21/2011 |
| 10584B | NEW CONSTR | 162,000 | 07/17/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2068/0863 | 8/25/2016 | WD | Q | I | 01 | 400,000 |
| GRANTOR: SWENSON ERIC E & JOHN | | | | | | |
| GRANTEE: CLINEDINST BARRY E | | | | | | |
| 1991/0181 | 7/14/2015 | QC | U | I | 11 | 100 |
| GRANTOR: SWENSON SARA T | | | | | | |
| GRANTEE: SWENSON ERIC E ET A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W25 FOP=[YR=1997] W18 S8 E18 N8$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5W2$E2N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21$ E21 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 | 4 | 5 | 20.00 | SF | 9.50 | 9.50 | 100 | 1997 | 1997 | 3 | 75 | 143 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,293.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 6,303 | |
| 4 | 1241 | WD DECK G | 0 | 100 | 12 | 23 | 276.00 | UT | 12.08 | 12.08 | 100 | 1998 | 1998 | 3 | 27 | 900 | |
| 5 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 76.00 | UT | 12.08 | 12.08 | 100 | 1998 | 1998 | 3 | 27 | 248 | |
| 6 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 47.00 | SF | 20.00 | 20.00 | 100 | 1998 | 1998 | 3 | 20 | 188 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,617

| 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