

LOT 43
IN OR 1686/40
OCEAN OAKS PB 6/50

WESCHE ROBERT J JR & KATHY L
2748 OCEAN OAKS SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0043-0000



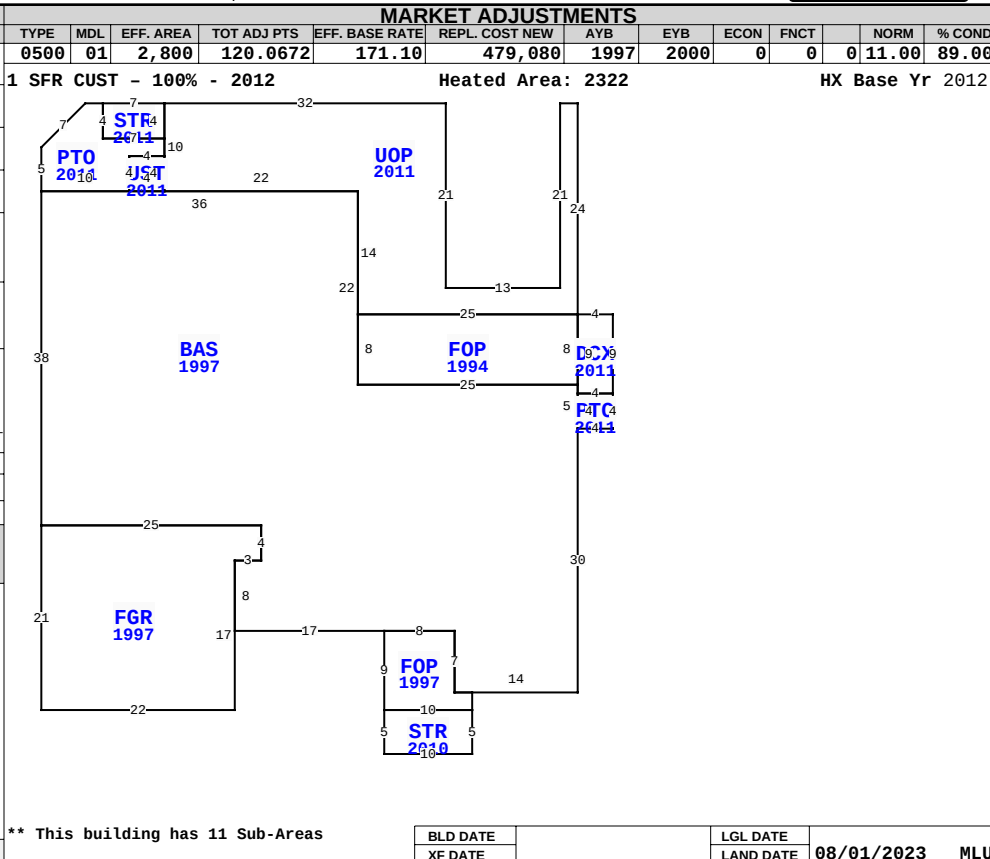
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	17 CB STUCCO 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 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	2,322	100	2,322	353,592
DCX	36	15	5	762
FGR	474	55	261	39,745
FOP	200	30	60	9,137
FOP	76	30	23	3,502
PTO	16	5	1	152
PTO	84	5	4	609
STR	50	10	5	762
STR	28	10	3	457
UOP	547	20	109	16,599
TOTALS	3,849		2,800	426,381

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
3	0855	CONC PAVER	0 100	0	0	727.00	SF	10.00	10.00	
6	0861	POOL GUNIT	0 100	21	13	273.00	SF	85.00	85.00	
7	0881	FOUNTAIN	0 100	0	0	1.00	UT	1,000.00	1,000.00	
8	0911	SCRN RM A	0 100	0	0	820.00	SF	17.50	17.50	

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



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			426,381
TOTAL MARKET OB/XF VALUE			33,964
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			685,345
SOH/AGL Deduction			311,164
ASSESSED VALUE			374,181
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			324,181
TOTAL JUST VALUE			685,345
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			566,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112241	XFOB	9,980	12/19/2011
20112223	REMODEL	9,504	12/15/2011
20111681	SWIM POOL	35,000	09/19/2011
20111475	H/AC	4,675	08/26/2011
10430	NEW CONSTR	162,000	04/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1686/0040	6/28/2010	WD	Q	I	01	425,000
GRANTOR: HUTCHISON LARRY						
GRANTEE: WESCHE ROBERT J JR						
0787/1272	3/18/1997	WD	Q	V		45,000
GRANTOR: BRYLEN HOMES						
GRANTEE: HUTCHISON LARRY & S						

BUILDING NOTES										
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BUILDING DIMENSIONS										
UOP=[YR=2011] W2S21 W13N21W32 STR=[YR=2011] W7 PTO=[YR=2011] W2 L5 D5 S5 BAS=[YR=1997] S38 FGR=[YR=1997] S21E22N17 E3N4W25\$ E25S4W3S8E17 FOP=[YR=1997] S9 STR=[YR=2010] S5E10N5W10\$ E10N2W2 N7W8\$ E8S7E14N30 PTO=[YR=2011] E4N4 DCX=[YR=2011] N9W4 FOP=[YR=1994] W25S8E25 N8\$ S9E4\$ W4S4\$ N5W25N22W36\$ E10 UST=[YR=2011] E4N4W4S4\$ N4E4N2W7 N4\$ S4E7N4\$ S10E22S14E25N24\$.										