

MARC CHRISANN
2754 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

00-00-31-1550-0044-0000

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	14	CARPET 80							
Interior Floo	15	HARDTILE 20							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms	4	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	2,110	100	2,110	309,487					
BAS	128	100	128	18,775					
DCK	482	10	48	7,040					
FGR	441	55	243	35,642					
FOP	50	30	15	2,200					
STR	12	10	1	147					
STR	16	10	2	293					
TOTALS	3,239		2,547	373,585					

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	117.6384	167.63	426,954	1997	1997	0	0	0	12.50	87.50

1 SFR CUST - 100% - 2019Heated Area: 2238HX Base Yr 2019

Diagram labels: DCK 2008, BAS 1997, FOP 1997, FGR 1997. Dimensions: 19, 4, 4, 11, 11, 12, 18, 25, 37, 38, 12, 9, 6, 5, 10, 21, 21, 21.

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY																				
VALUATION BY					STANDARD															
Tax Group: 2					Tax Dist:															
BUILDING MARKET VALUE					373,585															
TOTAL MARKET OB/XF VALUE					10,536															
TOTAL LAND VALUE - MARKET					225,000															
TOTAL MARKET VALUE					609,121															
SOH/AGL Deduction					203,511															
ASSESSED VALUE					405,610															
TOTAL EXEMPTION VALUE					HX HB 50,000															
BASE TAXABLE VALUE					355,610															
TOTAL JUST VALUE					609,121															
NCON VALUE					0															
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE					502,343															

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2206/1440	6/26/2018	WD Q	Q	I	01	488,500			
GRANTOR: CARROLL BOBBY L & DEB									
GRANTEE: MARC CHRISANN									
0795/1447	6/05/1997	WD Q	Q	V		45,000			
GRANTOR: BRYLEN HOMES LTD									
GRANTEE: CARROLL BOBBY L & D									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1997] W25 DCK=[YR=2008] N11 W11 N4 STR=[YR=2008] E4 N4 W4 S4\$ N4 W19 S8 STR=[YR=2008] W3 S4 E3 N4\$ S11 E12 BAS=[YR=2008] S8 E16 N8 W16\$ E18\$ W2 S8 W16 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21\$ E21 N38\$.									

EXTRA FEATURES										2754 S OCEAN OAKS DR, FERNADINA BEACH									
L N	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	2	6	12.00	SF	9.50	9.50	100	1997	1997	3	75	86				
3	0810	CONCRETE A	0 100	0	0	1,562.00	SF	6.50	6.50	100	1997	1997	3	75	7,615				