

LOT 45
IN OR 857/1724
OCEAN OAKS PB 6/50

LAUBACH RUSSELL S & KAREN L
2766 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0045-0000



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 80
Interior Floor	15 HARDTILE 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

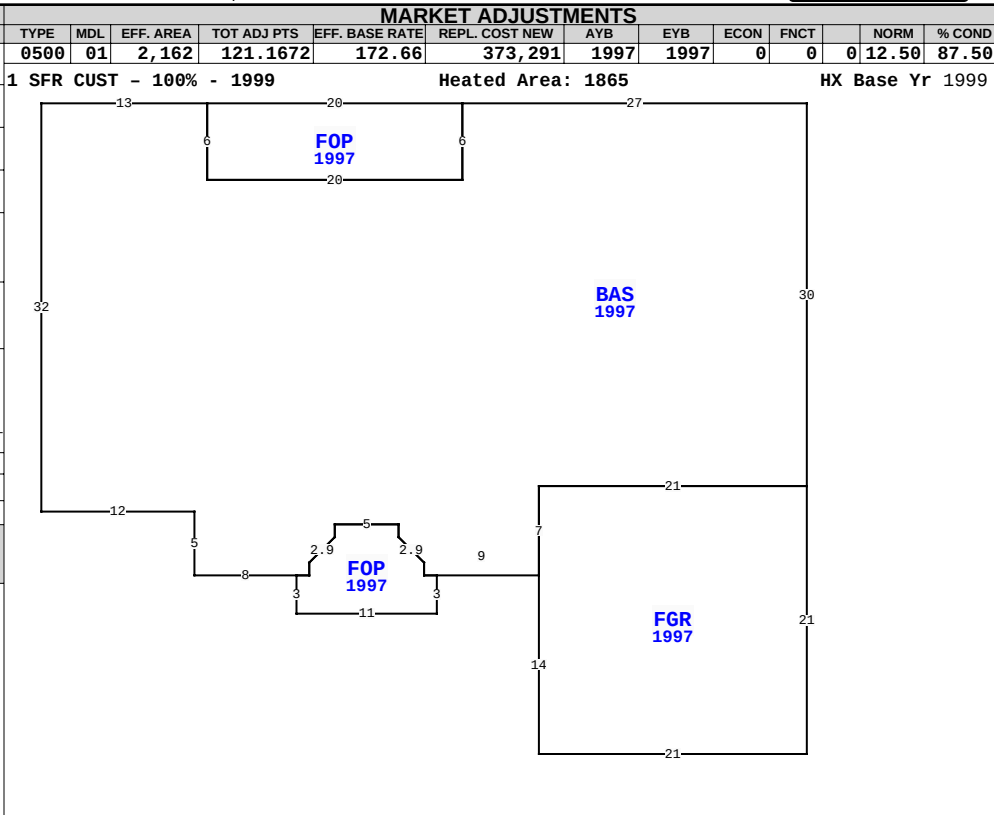
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	1,865	281,760
FGR	441	55	243	36,712
FOP	61	30	18	2,720
FOP	120	30	36	5,439

TOTALS	2,487	2,162	326,630
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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	0861	POOL GUNIT	0 100	11	24	264.00	SF	85.00	85.00	100	1997
3	0810	CONCRETE A	0 100	0	0	504.00	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	1997
5	0910	SCRN RM L	0 100	16	48	768.00	SF	15.00	15.00	100	1997
6	0810	CONCRETE A	0 100	0	0	39.00	SF	6.50	6.50	100	1997

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	1.00



2766 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,738											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		326,630	
TOTAL MARKET OB/XF VALUE		12,738	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		564,368	
SOH/AGL Deduction		317,257	
ASSESSED VALUE		247,111	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		197,111	
TOTAL JUST VALUE		564,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10448-B	XFOB	4,952	04/22/1997
10389-B	SWIM POOL	12,000	03/19/1997
10276-B	NEW CONSTR	130,000	01/29/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0857/1724	12/04/1998	WD	Q	I	
GRANTOR: TAYLOR MARY V					SALE PRICE
GRANTEE: LAUBACH RUSSELL S &					235,800
0781/1148	1/08/1997	WD	Q	V	
GRANTOR: OCEAN OAKS LTD					45,000
GRANTEE: TAYLOR MARY V					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W27 FOP=[YR=1997] W20 S6 E20 N6 \$ S6 W20 N6 W13 S32 E12 S5 E8 FOP=[YR=1997] S3 E11 N3 W1 L2 U2 N1W5S1 D2 L2 S1W1\$ E1N1 U2 R2 N1E5S1 D2 R2 S1E9 FGR=[YR=1997] S14 E21 N21 W21 S7 \$ N7 E21 N30 \$.											