



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
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	1,931	100	1,931	306,975
FGR	420	55	231	36,722
FOP	62	30	19	3,020
FSP	120	40	48	7,630
TOTALS	2,533		2,229	354,349

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	0	4	4	16.00	SF	9.50
3	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	786.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,229	126.7728	180.65	402,669	1998	1998	0	0
1 SFR CUST - 0% - 0 Heated Area: 1931 HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
2772 S OCEAN OAKS DR, FERNANDINA BEACH 08/01/2023 MLU									

TOTAL OB/XF									
7,662									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		354,349	
TOTAL MARKET OB/XF VALUE		7,662	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		587,011	
SOH/AGL Deduction		115,264	
ASSESSED VALUE		471,747	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		471,747	
TOTAL JUST VALUE		587,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972104	NEW CONSTR	148,000	09/30/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2612/1503	12/28/2022	QC	U	I	11
GRANTOR: WAKEFORD ANDREW E & G					
GRANTEE: ANDREW E & GRECIA J					
2048/0695	5/25/2016	WD	Q	I	01
GRANTOR: HALE MARY C					
GRANTEE: WAKEFORD ANDREW E &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W28 FSP=[YR=1998] W20 S6 E20 N6 \$ S6 W20 N6 W12 S37 E21 FOP=[YR=1998] S3 E11 N3 W3 N4 W5 S1 W3 S3 \$ N3 E3 N1 E5 S4 E11 FGR=[YR=1998] S14 E20 N21 W20 S7 \$ N7 E20 N30 \$.									