

LOT 50
IN OR 2250/1336
OCEAN OAKS PB 6/50

LEIPAU MATTHEW J & ELIZABETH A
1012 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0050-0000



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	4 100
Bathrooms	3 100
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	

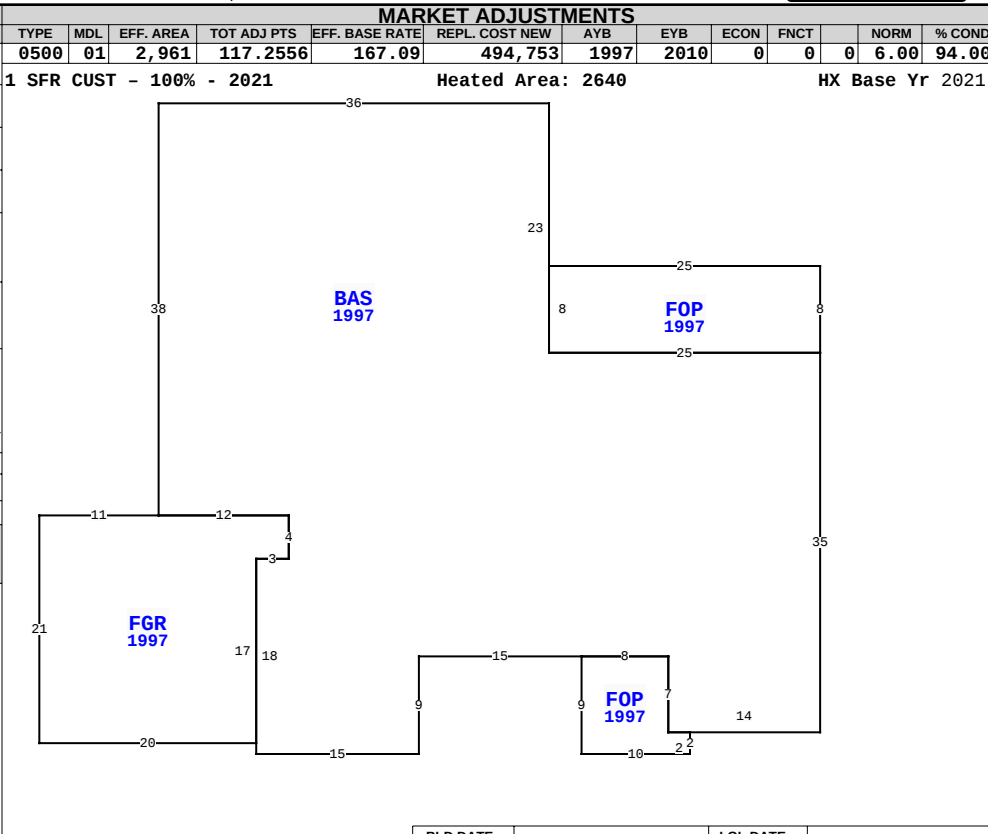
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	414,651
FGR	432	55	238	37,381
FOP	76	30	23	3,612
FOP	200	30	60	9,424

TOTALS	3,348	2,961	465,068
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	916.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	510.00	SF	11.60
5	0910	SCRN RM L	0	100	0	0	810.00	SF	15.00
6	0819	CONC 12"	0	100	0	0	55.00	SF	9.50

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

REVIEW DATE	07/12/2018	BY	DJX
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1012 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	916.00	SF	6.50	6.50	100	1997	1997	3	75	4,466	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	1997	1997	3	21	5,355	
4	0845	KOOL DECK	0	100	0	0	510.00	SF	11.60	11.60	100	1997	1997	3	75	4,437	
5	0910	SCRN RM L	0	100	0	0	810.00	SF	15.00	15.00	100	1997	1997	3	20	2,430	
6	0819	CONC 12"	0	100	0	0	55.00	SF	9.50	9.50	100	1997	1997	3	75	392	

TOTAL OB/XF										19,915							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										465,068		
TOTAL MARKET OB/XF VALUE										19,915		
TOTAL LAND VALUE - MARKET										225,000		
TOTAL MARKET VALUE										709,983		
SOH/AGL Deduction										278,221		
ASSESSED VALUE										431,762		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										381,762		
TOTAL JUST VALUE										709,983		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										582,747		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122239	BATHROOM REMODEL	10,766	11/01/2012
20100851	H/AC	5,750	05/24/2010
10314	SWIM POOL	10,200	02/19/1997
10302	XFOB	5,669	02/11/1997
10175	NEW CONSTR	139,000	12/04/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2250/1336	1/24/2019	WD	Q	I	01	537,400	
GRANTOR: MARTIN KIMBERLY B							
GRANTEE: LEIPAU MATTHEW J &							
2115/1728	4/11/2017	QC	U	I	11	100	
GRANTOR: MARTIN SCOTT DAVID							
GRANTEE: MARTIN KIMBERLY BET							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W36 S38 FGR=[YR=1997] W11 S21 E20 N17 E3 N4 W12 \$ E12 S4 W3 S18 E15 N9 E15 FOP=[YR=1997] S9 E10 N2 W2 N7 W8 \$ E8 S7 E14 N35 FOP=[YR=1997] N8 W25 S8 E25 \$ W25 N23 \$.									