PT OF OUTLOTS 28 & 61 (S-3)
IN OR 2229/730
OUTLOTS

MANN JEAN D L/E/
2048 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0028-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2048 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,500
TOTAL MARKET VALUE	2,500
SOH/AGL Deduction	2,469
ASSESSED VALUE	31
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31
TOTAL JUST VALUE	2,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2229/0730	10/09/2018	LE	U	V	11	100
GRANTOR: MANN JEAN D						
GRANTEE: HICKEY LISA ANNE &						
1208/1923	2/18/2004	QC	U	V	06	100
GRANTOR: BURNS PAUL C & ANNIE						
GRANTEE: MANN JACK & JEAN D						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009600	C	WASTELAND	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 08/02/2023 BY SYS