

LOT 11
IN OR 2059/124
OAK RIDGE #3 PB 5/220

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	930	109,931
FGR	525	55	289	34,162
FOP	8	30	2	237
FUS	651	100	651	76,952
TOTALS	2,114		1,872	221,280

EXTRA FEATURES	
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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	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1989	1989	3	57	667	
2	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1989	1989	3	57	167	
3	0810	CONCRETE A	0	0	53	16	848.00	SF	6.50	6.50	100	1989	1989	3	57	3,142	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY				PAGE 1 of 1									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY												STANDARD	
0900	01	1,872	124.3081	155.39	290,890	1989	1989	0	0	0	23.93	76.07		VALUATION BY												STANDARD	
1 SNGL FAM - 0% - 0														Tax Group: 8												Tax Dist:	
Heated Area: 1581														BUILDING MARKET VALUE												221,280	
HX Base Yr														TOTAL MARKET OB/XF VALUE												3,976	
														TOTAL LAND VALUE - MARKET												150,000	
														TOTAL MARKET VALUE												375,256	
														SOH/AGL Deduction												52,413	
														ASSESSED VALUE												322,843	
														TOTAL EXEMPTION VALUE												0	
														BASE TAXABLE VALUE												322,843	
														TOTAL JUST VALUE												375,256	
														NCON VALUE												0	
														INCOME VALUE													
														PREVIOUS YEAR MKT VALUE												350,858	

2127 OAK BLUFF CT, FERNANDINA BEACH	
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														BLD DATE				LGL DATE				03/19/2024				MLU	
														XF DATE				LAND DATE									
														INC DATE				AG DATE									

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				221,280			
TOTAL MARKET OB/XF VALUE				3,976			
TOTAL LAND VALUE - MARKET				150,000			
TOTAL MARKET VALUE				375,256			
SOH/AGL Deduction				52,413			
ASSESSED VALUE				322,843			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				322,843			
TOTAL JUST VALUE				375,256			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				350,858			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5838	NEW CONSTR	54,230	06/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2059/0124	7/15/2016	PR U	I	I	19	170,000	
GRANTOR: FINOCCHIO FRANK S P/R							
GRANTEE: ANDERSON JON M							
1107/0545	1/14/2003	WD Q	I			159,900	
GRANTOR: OSBORNE WILLIAM K & N							
GRANTEE: MORTENSON WAYNE T &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W31 S20 FGR=[YR=1993] W7 S25 E21 N25 W14 \$ E14									
S20 E2 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E15 N38 \$ PTR= E15									
FUS=[YR=1993] E31 S21 W31 N21 \$ W15 \$.									