

LOT 1
IN OR 382 PG 141
OAK MARSH ESTATES PB 4/105

CRISHER JAMES N EST/DEBORAH CRISHER
C/O DEBORAH A CRISHER, 2059 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2,190	261,100
FEP	81	80	65	7,749
FGR	558	55	307	36,601
FOP	70	30	21	2,504
FUS	405	100	405	48,286

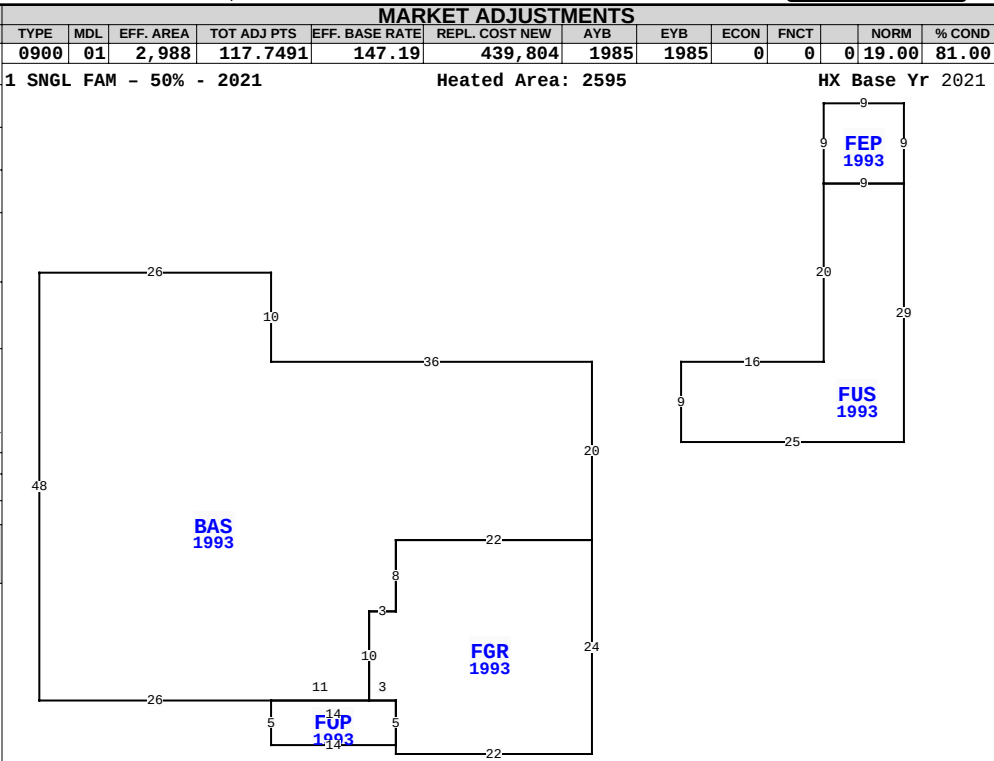
TOTALS	3,304		2,988	356,241
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	50	0	0	1,544.00	SF	6.50	6.50	100	1985	1985	3	47	4,717	
2	1242	WD DECK A	0	50	0	0	867.00	SF	10.00	10.00	100	1993	1993	3	20	1,734	
3	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
4	0875	HOT TUB	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
5	0100	BAR-B-Q	0	50	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
6	0810	CONCRETE A	0	50	43	3	129.00	SF	6.50	6.50	100	1985	1985	3	47	394	
7	0835	QUARY TILE	0	50	0	0	90.00	SF	10.00	10.00	100	2001	2001	3	80	720	
8	0300	BOAT DCK W	0	50	167	4	668.00	SF	60.00	60.00	100	1985	1985	3	20	8,016	
9	0300	BOAT DCK W	0	50	12	4	48.00	SF	60.00	60.00	100	2001	2001	3	29	835	
10	0300	BOAT DCK W	0	50	12	14	168.00	SF	60.00	60.00	100	2001	2001	3	29	2,923	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	SFR MARSH	50		R-1	0.00	0.00	82.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	533,000



2059 OAK MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	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	0810	CONCRETE A	0	50	0	0	1,544.00	SF	6.50	6.50	100	1985	1985	3	47	4,717	
2	1242	WD DECK A	0	50	0	0	867.00	SF	10.00	10.00	100	1993	1993	3	20	1,734	
3	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
4	0875	HOT TUB	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
5	0100	BAR-B-Q	0	50	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
6	0810	CONCRETE A	0	50	43	3	129.00	SF	6.50	6.50	100	1985	1985	3	47	394	
7	0835	QUARY TILE	0	50	0	0	90.00	SF	10.00	10.00	100	2001	2001	3	80	720	
8	0300	BOAT DCK W	0	50	167	4	668.00	SF	60.00	60.00	100	1985	1985	3	20	8,016	
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10	0300	BOAT DCK W	0	50	12	14	168.00	SF	60.00	60.00	100	2001	2001	3	29	2,923	

TOTAL OB/XF																	
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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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	SFR MARSH	50		R-1	0.00	0.00	82.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	533,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		356, 241	
TOTAL MARKET OB/XF VALUE		24, 018	
TOTAL LAND VALUE - MARKET		533, 000	
TOTAL MARKET VALUE		913, 259	
SOH/AGL Deduction		154, 658	
ASSESSED VALUE		758, 601	
TOTAL EXEMPTION VALUE		HA HAB	50, 000
BASE TAXABLE VALUE		708, 601	
TOTAL JUST VALUE		913, 259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		734, 016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131438	ROOF	8,400	06/24/2013
20010414	REPAIR/RRF	1,000	03/08/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0382/0141	3/01/1983	WD	Q	V		15,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W36 N10 W26 S48 E26 FOP=[YR=1993] S5 E14									
FGR=[YR=1993] S1 E22 N24 W22 S8 W3 S10 E3 S5 \$ N5 W14 \$ E11									
N10 E3 N8 E22 N20 \$ PTR= E10 FUS=[YR=1993] E16 N20									
FEP=[YR=1993] N9 E9 S9 W9 \$ E9 S29 W25 N9 \$ W10 \$.									

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FERNANDINA BEACH, FL 32034

00-00-31-1510-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																								VALUATION BY STANDARD									
																								Tax Group: 2 Tax Dist:									
																								BUILDING MARKET VALUE 356,241									
																								TOTAL MARKET OB/XF VALUE 24,018									
																								TOTAL LAND VALUE - MARKET 533,000									
																								TOTAL MARKET VALUE 913,259									
																								SOH/AGL Deduction 154,658									
																								ASSESSED VALUE 758,601									
																								TOTAL EXEMPTION VALUE HA HAB 50,000									
																								BASE TAXABLE VALUE 708,601									
																								TOTAL JUST VALUE 913,259									
																								NCON VALUE 0									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE 734,016									