

LOT 2
IN OR 1966/877
OAK MARSH ESTATES PB 4/105

KINGSNORTH-HELLER TRUST/HELLER STEVEN R TRUSTEE
2061 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,026	100	2,026	249,074
BAS	637	100	637	78,312
DCK	92	10	9	1,107
DCK	325	10	32	3,934
FGR	575	55	316	38,848
FOP	226	30	68	8,360
FOP	214	30	64	7,868

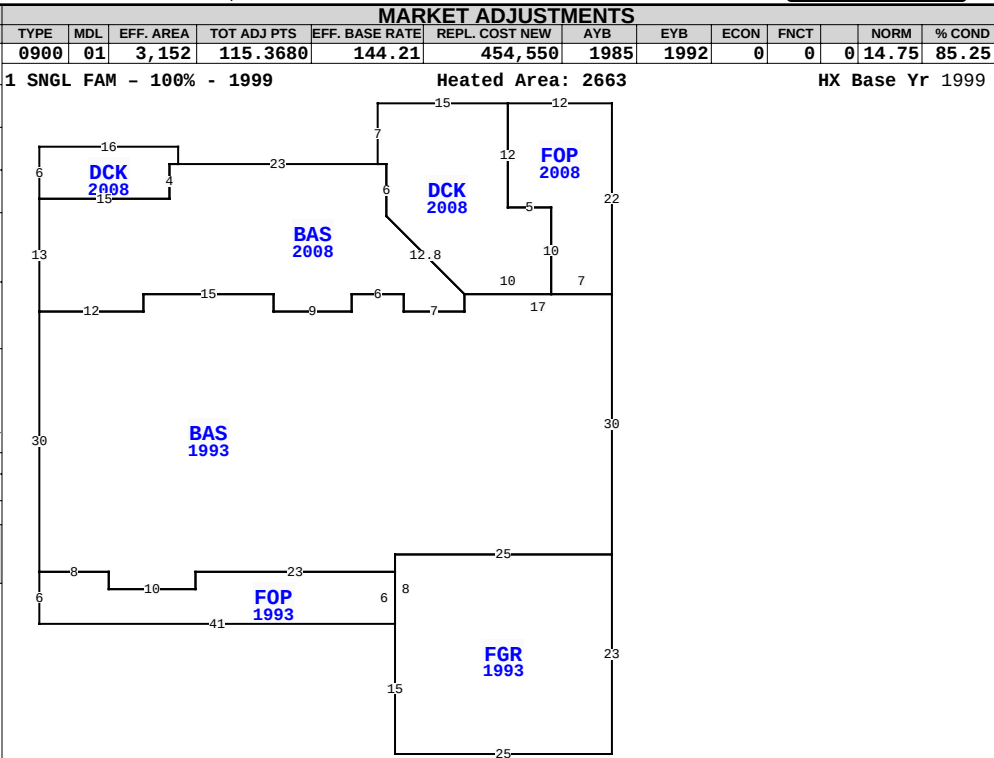
TOTALS	4,095		3,152	387,504
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EXTRA FEATURES

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	1985	1985	3	58	2,030	
2	0300	BOAT DCK W	0	100	173	4	692.00	SF	60.00	60.00	100	1990	1990	3	20	8,304	
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1990	1990	3	20	180	
4	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	800	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2001	2001	3	20	960	
7	0855	CONC PAVER	0	100	0	0	2,556.00	SF	10.00	10.00	100	2006	2006	3	87	22,237	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		R-1	85.00	185.00	115.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	710,125							



2061 OAK MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	35,343
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				387,504	
TOTAL MARKET OB/XF VALUE				35,343	
TOTAL LAND VALUE - MARKET				710,125	
TOTAL MARKET VALUE				1,132,972	
SOH/AGL Deduction				791,108	
ASSESSED VALUE				341,864	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				291,864	
TOTAL JUST VALUE				1,132,972	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				897,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121533	REPAIR ROOF SHING	2,400	07/30/2012
20080341	GAS	450	03/05/2008
20080223	H/AC	4,500	02/14/2008
20072165	ADDITION	75,000	12/04/2007
20072085	XFOB	1,000	11/12/2007
20010461	RE-ROOF	2,000	03/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/0877	2/23/2015	QC U	I	11		100

GRANTOR: HELLER STEVEN R & CHA						
GRANTEE: KINGSNORTH-HELLER T						
1907/0281	3/13/2014	WD U	I	30		6,100
GRANTOR: HELLER STEVEN R TRUST						
GRANTEE: HELLER STEVEN R & C						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2008] W12 DCK=[YR=2008] W15 S7 BAS=[YR=2008] W23
DCK=[YR=2008] N2 W16 S6 E15 N4 E1\$ W1 S4 W15 S13
BAS=[YR=1993] S30 FOP=[YR=1993] S6 E41 FGR=[YR=1993] S15 E25
N23 W25 S8\$ N6 W23 S2 W10 N2 W8\$ E8 S2 E10 N2 E23 N2 E25 N30
W17 S2 W7 N2 W6 S2 W9 N2 W15 S2 W12\$ E12 N2 E15 S2 E9 N2 E6
S2 E7 N2 L9 U9 N6 W1\$ E1 S6 D9 R9 E10 N10 W5 N12\$ S12 E5
S10 E7 N22\$.