

LOT 3
IN OR 941/380
OAK MARSH ESTATES PB 4/105

LANGLEY ROBERT A & TINA D
2060 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	70,697
BAS	846	100	846	99,682
FGR	600	55	330	38,883
FOP	240	30	72	8,484
FUS	2,046	100	2,046	241,075
TOTALS	4,332		3,894	458,820

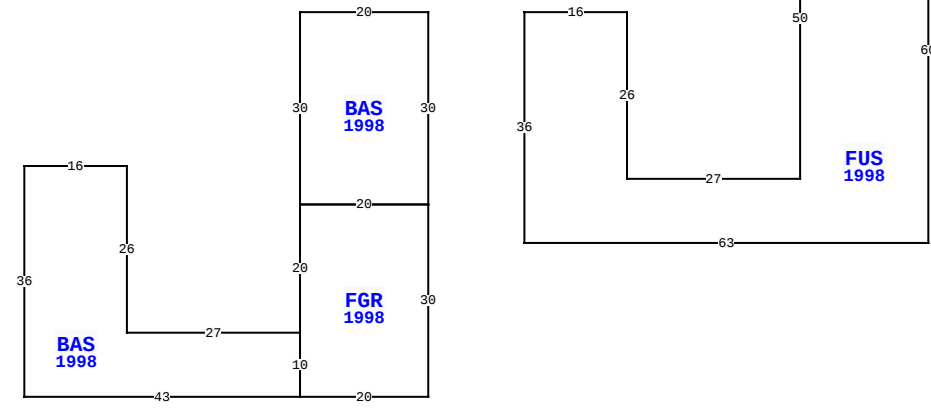
EXTRA FEATURES

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	1241	WD DECK G	0	100	0	0	440.00	UT	11.50	11.50	100	1998	1998	3	26	1,316	
2	1241	WD DECK G	0	100	4	23	92.00	UT	11.50	11.50	100	1998	1998	3	26	275	
3	0300	BOAT DCK W	0	100	5	84	420.00	SF	60.00	60.00	100	1998	1998	3	26	6,552	
4	0300	BOAT DCK W	0	100	14	14	196.00	SF	60.00	60.00	100	1998	1998	3	26	3,058	
5	0303	FLT DOCK W	0	100	7	45	315.00	SF	26.00	26.00	100	1998	1998	3	26	2,129	
6	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2000	2000	3	20	368	
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	600	
8	0350	CARPORT WD	0	100	4	8	32.00	SF	13.00	13.00	100	1998	1998	3	20	83	
9	0810	CONCRETE A	0	100	0	0	1,345.00	SF	6.50	6.50	100	1998	1998	3	75	6,557	
10	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	1998	1998	3	20	24	

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	111.00	141.00	111.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	721,500							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY			
0900	01	3,894	107.7300	134.66	524,366	1998	1998	0	0	0	12.50	87.50	STANDARD			
1 SNGL FAM - 100% - 2004													Tax Group: 2			
Heated Area: 3492													Tax Dist:			
HX Base Yr 2004													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			



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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
440.00	UT	11.50	11.50	100	1998	1998	3	26	1,316	
92.00	UT	11.50	11.50	100	1998	1998	3	26	275	
420.00	SF	60.00	60.00	100	1998	1998	3	26	6,552	
196.00	SF	60.00	60.00	100	1998	1998	3	26	3,058	
315.00	SF	26.00	26.00	100	1998	1998	3	26	2,129	
16.00	LF	115.00	115.00	100	2000	2000	3	20	368	
3.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	600	
32.00	SF	13.00	13.00	100	1998	1998	3	20	83	
1,345.00	SF	6.50	6.50	100	1998	1998	3	75	6,557	
12.00	SF	10.00	10.00	100	1998	1998	3	20	24	

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	111.00	141.00	111.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	721,500							

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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										458,820									
																													TOTAL MARKET OB/XF VALUE										47,565									
																													TOTAL LAND VALUE - MARKET										721,500									
																													TOTAL MARKET VALUE										1,227,885									
																													SOH/AGL Deduction										606,624									
																													ASSESSED VALUE										621,261									
																													TOTAL EXEMPTION VALUE										HX HB 50,000									
																													BASE TAXABLE VALUE										571,261									
																													TOTAL JUST VALUE										1,227,885									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										987,241									

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