

LOT 4 OF OAK MARSH ESTATES
PBK 4/105 & PT LOTS 26 & 27
OF OUTLOTS SUB UNR

LE-BERT GEORGE & CAROLINA
2062 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				2					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	23	REINF CONC 100			0500	01	5,442	144.2100	216.32	1,177,213	2015	2015	0	0	0	4.00	96.00	VALUATION BY					STANDARD											
Roof Structur	08	IRREGULAR 100			1 SFR CUST - 100% - 2016										Heated Area: 4435					HX Base Yr 2016					Tax Group: 2					Tax Dist:				
Roof Cover	11	SLATE 100																							1,130,124									
Interior Wall	05	DRYWALL 100																							221,741									
Interior Floop	11	CLAY TILE 100																							832,100									
Air Condition	03	CENTRAL 100																							2,183,965									
Heating Type	04	AIR DUCTED 100																							901,763									
Bedrooms		4 100																							1,282,202									
Bathrooms		4 100																							50,000									
Frame	03	MASONRY 100																							1,232,202									
Stories	3.	3. 100																							2,183,965									
Units		0 100																							0									
Occupancy	00	NONE 100																							1,885,849									
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																							VALUATION BY					STANDARD						
																							Tax Group: 2					Tax Dist:						
																							BUILDING MARKET VALUE					1,130,124						
																							TOTAL MARKET OB/XF VALUE					221,741						
																							TOTAL LAND VALUE - MARKET					832,100						
																							TOTAL MARKET VALUE					2,183,965						
																							SOH/AGL Deduction					901,763						
																							ASSESSED VALUE					1,282,202						
																							TOTAL EXEMPTION VALUE					HX HB		50,000				
																							BASE TAXABLE VALUE					1,232,202						
																							TOTAL JUST VALUE					2,183,965						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					1,885,849						