

LOT 5 (EX N75' S-1)
IN OR 2445/1226
OAK MARSH ESTATES PB 4/105 &

SPENCE CHRIS & DANIELLE
2058 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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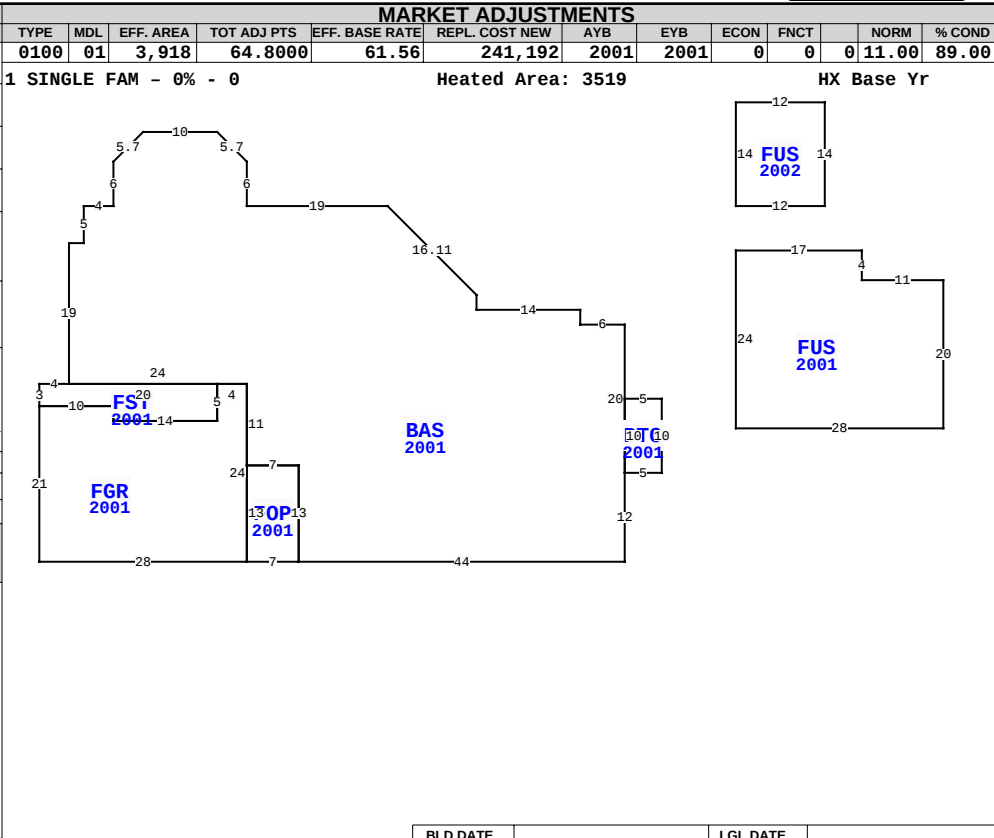
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,723	100	2,723	149,189
FGR	572	55	315	17,258
FOP	91	30	27	1,479
FST	100	55	55	3,014
FUS	628	100	628	34,407
FUS	168	100	168	9,204
PTO	50	5	2	109
TOTALS	4,332		3,918	214,661

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0920	CWALL-WD/M	0	0	0	0	92.00	LF	390.00	390.00	100	2000	2000	3	20	7,176	
3	0858	SCULP CONC	0	0	0	0	2,500.00	SF	13.00	13.00	100	2001	2001	3	94	30,550	
5	0300	BOAT DCK W	0	0	0	0	1,198.00	SF	40.00	40.00	100	2024	2022		98	46,962	
7	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2024	2023		100	4,000	
9	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2024	2023		100	2,300	
11	0303	FLT DOCK W	0	0	36	8	288.00	SF	26.00	26.00	100	2024	2023		100	7,488	
13	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION			TOTAL OB/XF 100,976														
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	0	0006	R-1	95.00	110.00	95.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	617,500
2	009620	C	MARSH	0		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			214,661	
TOTAL MARKET OB/XF VALUE			100,976	
TOTAL LAND VALUE - MARKET			617,600	
TOTAL MARKET VALUE			933,237	
SOH/AGL Deduction			85,921	
ASSESSED VALUE			847,316	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			847,316	
TOTAL JUST VALUE			933,237	
NCON VALUE			63,250	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			670,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222063	REMODEL	0	04/25/2022
20111161	OTHER	6,255	07/18/2011
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20052966	XFOB	12,000	11/04/2005
2004403	NEW CONSTR	199,888	11/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/1226	3/09/2021	SW	U	I	12	740,000
GRANTOR: REGIONS BANK						
GRANTEE: SPENCE CHRIS & DANI						
2441/0720	3/05/2021	QC	U	I	11	170,000
GRANTOR: KINGSNORTH-HELLER TRU						
GRANTEE: SPENCE CHRISTOPHER						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2001]	W6 N2 W14 N2 L12 U12 W19 N6 L4 U4 W10 D4 L4 S6 W4 S5 W2S19 FST=[YR=2001]	W4 S3 FGR=[YR=2001] S21 E28
FOP=[YR=2001]	E7 N13 W7 S13 \$ N24 W4 S5 W14 N2 W10 \$ E10 S2 E14 N5 W20 \$ E24 S11 E7 S13 E44 N12 PTO=[YR=2001]	E5 N10 W5 S10 \$ N20 \$ PTR= E15N10 FUS=[YR=2001] E17 S4 E11 S20 W28
N24\$ W15S10\$ PTR=E15 N30 FUS=[YR=2002]	E12 S14 W12 N14\$ S30 W15\$.	