LOT 6
IN OR 2368/1780
OAK MARSH ESTATES PB 4/105

BUEHLER STEPHEN E & ANDREA L/E/
2056 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

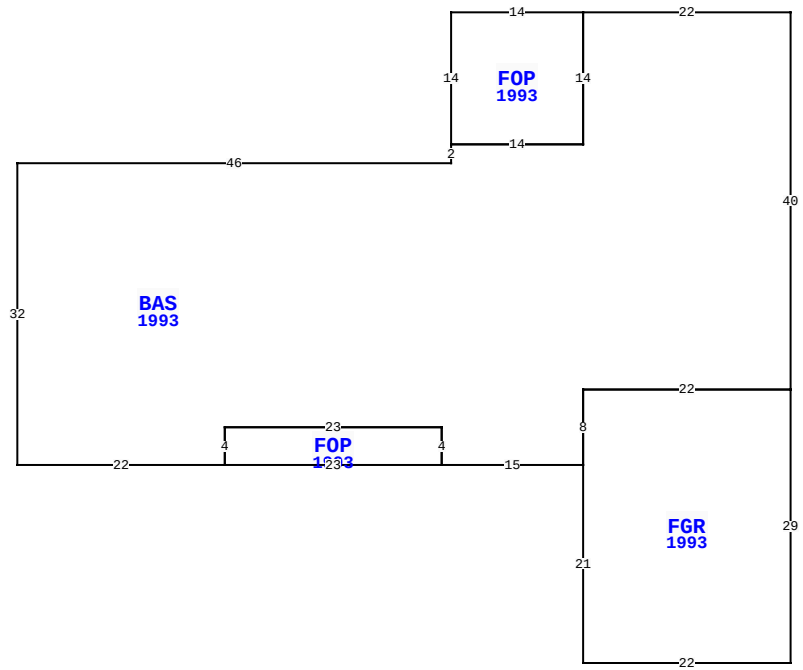
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,736	100	2,736	317,570
FGR	638	55	351	40,741
FOP	92	30	28	3,250
FOP	196	30	59	6,848
TOTALS	3,662		3,174	368,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,174	113.2428	141.55	449,280	1987	1987	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2019 Heated Area: 2736 HX Base Yr 2019



2056 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		368,410
TOTAL MARKET OB/XF VALUE		13,310
TOTAL LAND VALUE - MARKET		715,000
TOTAL MARKET VALUE		1,096,720
SOH/AGL Deduction		642,378
ASSESSED VALUE		454,342
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		404,342
TOTAL JUST VALUE		1,096,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		861,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200388	REMODEL	30,000	06/26/2020
20081223	REPAIR/RRF	2,100	07/31/2008
20053102	REMODEL	15,000	12/02/2005
021611	REPAIR/RRF	2,000	09/18/2002
B9205	REMODEL	2,500	07/19/1995
B9069	REMODEL	4,500	05/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1780	6/11/2020	QC	U	I	11	100
GRANTOR: BUEHLER STEPHEN E & A						
GRANTEE: CURONIAN TRUST						
2202/1899	6/11/2018	WD	Q	I	05	772,000
GRANTOR: MAROLYN T ROGERS LIVI						
GRANTEE: BUEHLER STEPHEN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] W14 S14 E14 N14 $ S14 W14 S2 W46 S32 E22 FOP=[YR=1993] E23 N4 W23 S4 $ N4 E23 S4 E15 FGR=[YR=1993] S21 E22 N29 W22 S8 $ N8 E22 N40 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0300	BOAT DCK W	0	100	0	0	483.00	SF	40.00	40.00	100	1987	1987	3	20	3,864	
3	0820	WOOD WALK	0	100	85	4	340.00	SF	11.75	11.75	100	1987	1987	3	40	1,598	
4	0810	CONCRETE A	0	100	39	18	702.00	SF	6.50	6.50	100	1987	1987	3	52	2,373	
5	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	1987	1987	3	52	446	
6	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2004	2004	3	36	1,872	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	22	506	
8	1242	WD DECK A	0	100	0	0	403.00	SF	10.00	10.00	100	2008	2008	3	35	1,411	

LAND DESCRIPTION

TOTAL OB/XF 13,310

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	110.00	150.00	110.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	715,000							

REVIEW DATE 09/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 715,000 Market: 0 Agricultural: 0 Common: 715,000 PRINTED 08/06/2024 BY SYS