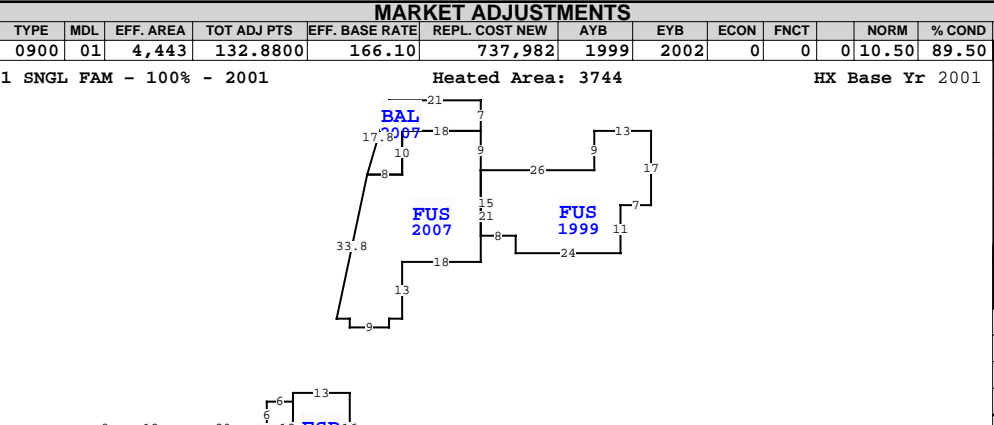


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,443	132.8800	166.10	737,982	1999	2002	0	0	10.50	89.50	

1 SNGL FAM - 100% - 2001
Heated Area: 3744
HX Base Yr 2001



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2		STANDARD
BUILDING MARKET VALUE	Tax Dist:		660,494
TOTAL MARKET OB/XF VALUE			111,226
TOTAL LAND VALUE - MARKET			682,500
TOTAL MARKET VALUE			1,454,220
SOH/AGL Deduction			690,362
ASSESSED VALUE			763,858
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			713,858
TOTAL JUST VALUE			1,454,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,218,286

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
BAL	220	15	33	4,905
BAS	1,659	100	1,659	246,626
BAS	398	100	398	59,167
DCK	104	10	10	1,487
DCK	139	10	14	2,081
FGR	918	55	505	75,073
FOP	54	30	16	2,379
FSP	208	40	83	12,338
FUS	749	100	749	111,346
FUS	938	100	938	139,443
TOTALS	5,579		4,443	660,494

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/18/2024	MLU
** This building has 11 Sub-Areas							
2052 OAK MARSH DR, FERNANDINA BEACH							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0276	ENO/ADD	500,000	07/17/2024
20160512	SWIM POOL	42,772	02/25/2016
20061694	H/AC	6,000	07/17/2006
20061177	OTHER	600	05/25/2006
20060829	ELEC OTHER	2,000	04/20/2006
20060695	NEW CONSTR	100,000	04/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/570	4/30/2024	SW	U	I	11	100
GRANTOR: COKER DAVID KYLE & JA						
GRANTEE: COKER FAMILY TRUST						
2720/555	4/30/2024	SW	U	I	30	1,218,300
GRANTOR: COKER JACK D JR & SUS						
GRANTEE: COKER DAVID KYLE &						

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	1999	1999	3	83	2,905
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200
3	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	1999	1999	3	20	36
4	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	31	74
5	0810	CONCRETE A	0	100	0	0	3,350.00	SF	6.50	6.50	100	2000	2000	3	79	17,202
6	1242	WD DECK A	0	100	0	0	55.00	SF	10.00	10.00	100	2001	2001	3	20	110
7	0300	BOAT DCK W	0	100	170	5	850.00	SF	80.00	80.00	100	2001	2001	3	29	19,720
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2001	2001	3	20	460
9	0303	FLT DOCK W	0	100	28	8	224.00	SF	39.00	39.00	100	2001	2001	3	29	2,533
10	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	800

BUILDING NOTES												
FSP=[YR=2000] W13 S2 UOP=[YR=2016] W6 S6 W20 DCK=[YR=2001] W13 DCK=[YR=2007] W8 L5 D18 BAS=[YR=2007] L7 D33 E3 S2 E9 N2 E3 N13 BAS=[YR=1999] E18 S2 FOP=[YR=1999] S6 E9 N6 W9\$ E13 FGR=[YR=1999] S32 E8 S2 E9 N2 E8 N36 W25 S4\$ N4 E19 N11 E7 N17 W13 N2 W26 S2 W18 S30\$ N20 W8\$ E8 N10 E5 N8\$ S8 E13 N8 \$ S6 E26 N12\$ S14 E13 N16\$ PTR=N15 FUS=[YR=2007] N2 W3 U33 R7 BAL=[YR=2007] U17 R5 E21 S7 W18 S10 W8\$ E8 N10 E18 S9 FUS=[YR=1999] E26 N9 E13 S17 W7 S11 W24 N4 W8 N15\$ S21 W18 S13 W3 S2 W9\$ S15\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	212.00	105.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	682,500								

