LOT 9
IN OR 558 PG 431
OAK MARSH ESTATES PB 4/105

BAYLISS ED & VICKIE
2050 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0009-0000

BUILDING CHARACTERISTICS

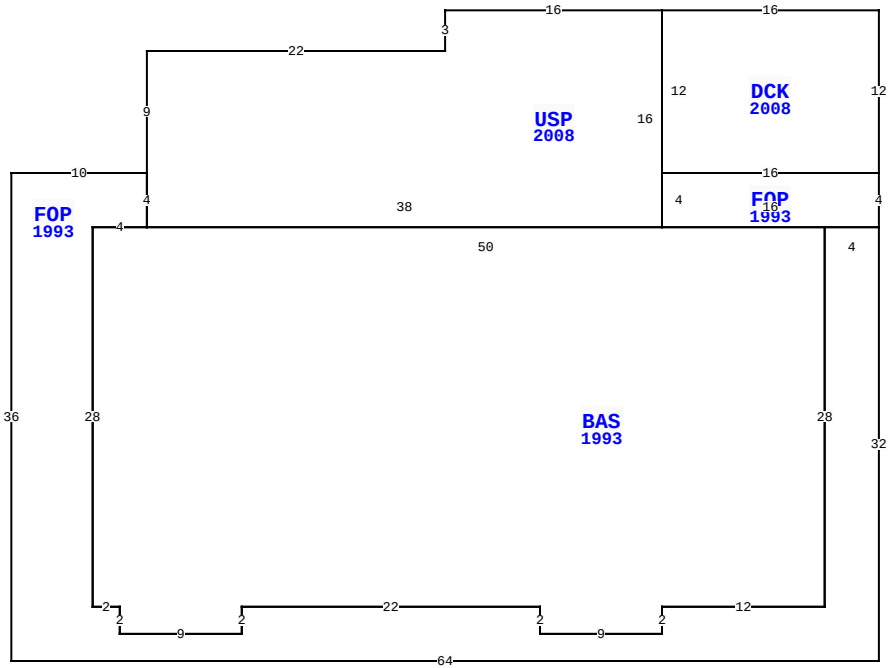
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,548	100	1,548	183,115
DCK	192	10	19	2,248
FOP	64	30	19	2,248
FOP	540	30	162	19,163
USP	542	30	163	19,282
TOTALS	2,886		1,911	226,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	114.0132	142.52	272,356	1983	1983	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 1989 Heated Area: 1548 HX Base Yr 1989



2050 OAK MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,055
TOTAL MARKET OB/XF VALUE		20,158
TOTAL LAND VALUE - MARKET		617,500
TOTAL MARKET VALUE		863,713
SOH/AGL Deduction		649,019
ASSESSED VALUE		214,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,694
TOTAL JUST VALUE		863,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081335	REPAIR/RRF	7,381	08/28/2008
6341	REPAIR/RRF	1,000	01/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0558/0431	12/05/1988	WD	U	I		180,000
GRANTOR: MCCORT JOHN F						
GRANTEE: BAYLISS ED						
0494/1302	8/01/1986	WD	U	I		167,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W16 USP=[YR=2008] W16 S3 W22 S9 FOP=[YR=1993] W10 S36 E64 N32 FOP=[YR=1993] N4 W16 S4 E16 $ W4 S28 W12 S2 W9 N2 W22 S2 W9 N2 W2 N28 E4 N4 $ S4 BAS=[YR=1993] W4 S28 E2 S2 E9 N2 E22 S2 E9 N2 E12 N28 W50 $ E38 N16 $ S12 E16 N12 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0825	BRICK	0	100	0	0	214.00	SF	12.50	12.50	100	1985	1985	3	81	2,167	
3	0300	BOAT DCK W	0	100	216	4	864.00	SF	40.00	40.00	100	1983	1983	3	20	6,912	
4	0300	BOAT DCK W	0	100	14	12	168.00	SF	40.00	40.00	100	1983	1983	3	20	1,344	
5	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	1983	1983	3	20	1,280	
6	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1992	1992	3	20	768	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1992	1992	3	20	180	
9	0300	BOAT DCK W	0	100	33	8	264.00	SF	40.00	40.00	100	1992	1992	3	20	2,112	
10	0300	BOAT DCK W	0	100	36	3	108.00	SF	40.00	40.00	100	2008	2008	3	52	2,246	

TOTAL OB/XF 19,283

LAND DESCRIPTION

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	95.00	225.00	95.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	617,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 617,500 Market: 0 Agricultural: 0 Common: 617,500 PRINTED 08/06/2024 BY SYS

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	35	875	

LAND DESCRIPTION

TOTAL OB/XF 875

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 617,500 Market: 0 Agricultural: 0 Common: 617,500 PRINTED 08/06/2024 BY SYS