

LOT 10 & FRAC OF LOT 11  
IN OR 2229/730  
OAK MARSH ESTATES PB 4/105

MANN JEAN D L/E/  
2048 OAK MARSH DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0010-0000



| BUILDING CHARACTERISTICS |       |                |
|--------------------------|-------|----------------|
| ELEMENT                  | CD    | CONSTRUCTION   |
| Exterior Wall            | 10    | ABOVE AVG 90   |
| Exterior Wall            | 21    | STONE 10       |
| Roof Structure           | 03    | GABLE/HIP 100  |
| Roof Cover               | 03    | COMP SHNGL 100 |
| Interior Wall            | 05    | DRYWALL 90     |
| Interior Wall            | 08    | DECORATIVE 10  |
| Interior Floor           | 14    | CARPET 80      |
| Interior Floor           | 08    | SHT VINYL 20   |
| Air Condition            | 03    | CENTRAL 100    |
| Heating Type             | 04    | AIR DUCTED 100 |
| Bedrooms                 | 3 100 |                |
| Bathrooms                | 3 100 |                |
| Frame                    | 02    | WOOD FRAME 100 |
| Stories                  | 1.5   | 1.5 100        |
| 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       | 2,294            | 100         | 2,294        | 253,097              |
| DCK       | 332              | 10          | 33           | 3,641                |
| FGR       | 576              | 55          | 317          | 34,975               |
| FUS       | 644              | 100         | 644          | 71,052               |
| STP       | 12               | 10          | 1            | 110                  |
| UOP       | 33               | 20          | 7            | 773                  |

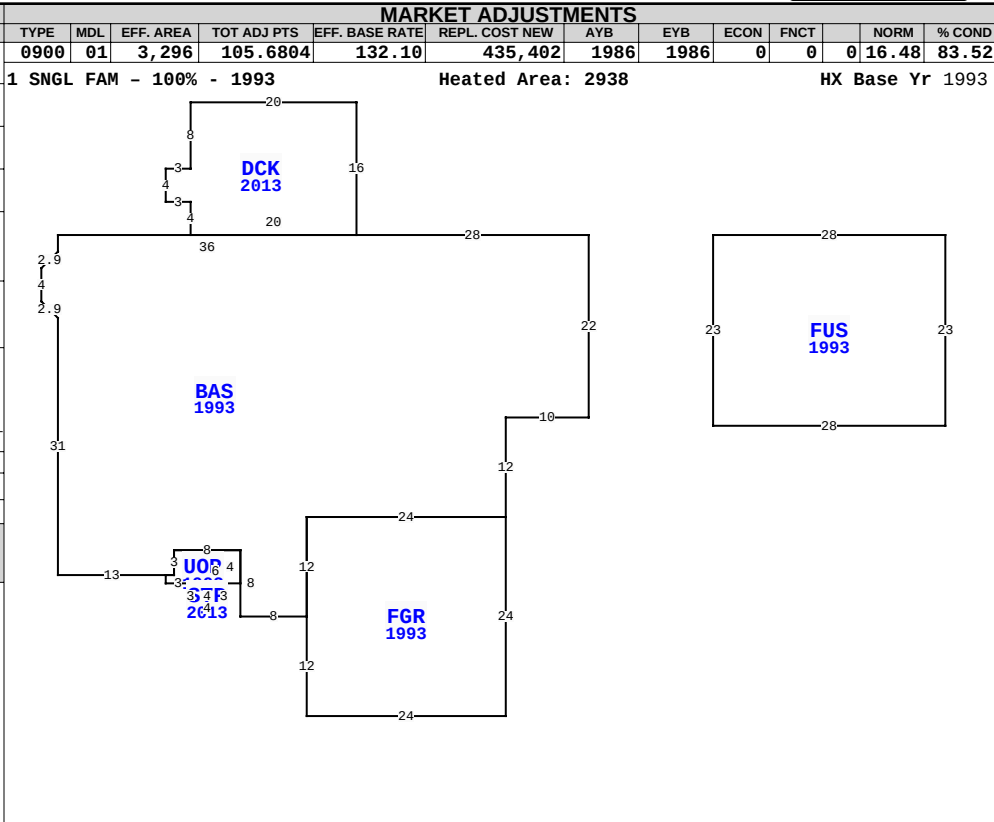
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,891 |  | 3,296 | 363,648 |
|--------|-------|--|-------|---------|

#### 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   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 1,717.00 | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 5,524           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 57 | 4  | 228.00   | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 734             |       |
| 3   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1986    | 1986        | 3 | 60     | 2,100           |       |
| 4   | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 1,602.00 | SF | 40.00    | 40.00          | 100       | 1987    | 1987        | 3 | 20     | 12,816          |       |
| 5   | 0350       | CARPORT WD  | 0   | 100 | 20 | 12 | 240.00   | SF | 13.00    | 13.00          | 100       | 1991    | 1991        | 3 | 20     | 624             |       |
| 6   | 0311       | WD GANG WY  | 0   | 100 | 0  | 0  | 20.00    | SF | 45.00    | 45.00          | 100       | 1991    | 1991        | 3 | 20     | 180             |       |
| 7   | 0322       | BOAT LFT L  | 0   | 100 | 0  | 0  | 1.00     | UT | 1,500.00 | 1,500.00       | 100       | 1991    | 1991        | 3 | 20     | 300             |       |
| 8   | 0303       | FLT DOCK W  | 0   | 100 | 20 | 8  | 160.00   | SF | 26.00    | 26.00          | 100       | 1991    | 1991        | 3 | 20     | 832             |       |

#### LAND DESCRIPTION

| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-----------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000116   | C   | SFR MARSH            | 100 |     | R-1      | 95.00 | 20,500.00 | 95.00       | FF        |     | 1.00     | 1.00   | 1.00    | 6,500.00   | 6,500.00       | 617,500    |                             |      |         |      |     |    |        |



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

2048 OAK MARSH DR, FERNANDINA BEACH

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

TOTAL OB/XF 23,110

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1     | 2 |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------------|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD        |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD        |   |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 363,648         |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 23,110          |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 617,500         |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 1,004,258       |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 701,256         |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 303,002         |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB WX 55,000 |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 248,002         |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 1,004,258       |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0               |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 797,633         |   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20120887   | RE-ROOF           | 12,000 | 05/16/2012 |
| 20091240   | REPLACE GARAGE DO | 0      | 09/14/2009 |
| 20033894   | REPIPE EXISTING F | 0      | 09/25/2003 |

| SALES DATA                  |            |              |        |        |           |               |  |  |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2229/0730                   | 10/09/2018 | LE           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: MANN JEAN D        |            |              |        |        |           |               |  |  |  |
| GRANTEE: HICKEY LISA ANNE & |            |              |        |        |           |               |  |  |  |
| 0652/0373                   | 3/19/1992  | WD           | U      | I      | 07        | 100           |  |  |  |
| GRANTOR: WEEMS GEORGE M SR  |            |              |        |        |           |               |  |  |  |
| GRANTEE: MANN JACK & JEAN D |            |              |        |        |           |               |  |  |  |

#### BUILDING NOTES

#### BUILDING DIMENSIONS

BAS=[YR=1993] W28 DCK=[YR=2013] N16 W20 S8 W3 S4 E3 S4 E20\$ W36 S2 D2 L2 S4 D2 R2 S31 E13 UOP=[YR=1993] S1 E3 STP=[YR=2013] S3 E4 N3 W4\$ E6 N4 W8S3 W1\$E1N3E8S8 E8 FGR=[YR=1993] S12 E24 N24 W24 S12\$ N12 E24 N12 E10 N22\$ PTR=E15 FUS=[YR=1993] E28 S23 W28 N23\$ W15\$.