LOT 12
OAK MARSH ESTATES PB 4/105

NESTEL TODD D & CINDY B
2044 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0012-0000

BUILDING CHARACTERISTICS

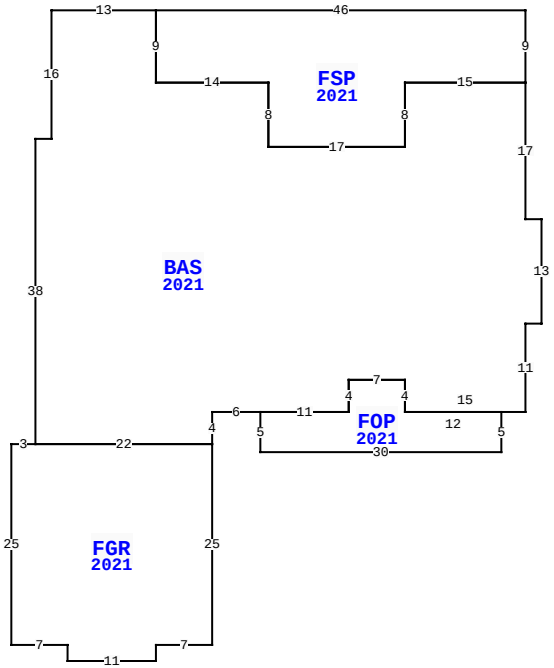
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,554	100	2,554	421,260
FGR	647	55	356	58,719
FOP	178	30	53	8,742
FSP	550	40	220	36,287
TOTALS	3,929		3,183	525,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,183	110.5104	165.77	527,646	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2554 HX Base Yr 2022



2044 OAK MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		525,008
TOTAL MARKET OB/XF VALUE		179,605
TOTAL LAND VALUE - MARKET		598,000
TOTAL MARKET VALUE		1,302,613
SOH/AGL Deduction		438,159
ASSESSED VALUE		864,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		814,454
TOTAL JUST VALUE		1,302,613
NCON VALUE		138,946
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		892,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211089	CO ISSUED	0	12/21/2021
20211089	NEW CONSTR	0	04/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/1151	11/16/2020	WD	Q	V	01	460,000
GRANTOR: MULLER JAMES R						
GRANTEE: NESTEL TODD D & CIN						
2412/1476	11/16/2020	WD	U	V	11	100
GRANTOR: MULLER JAMES R						
GRANTEE: NESTEL TODD D & CIN						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	3,757.00	SF	10.00	10.00	100	2021	2021	3	99	37,194	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0300	BOAT DCK W	0	100	0	0	3,056.00	SF	40.00	40.00	100	2024	2023		100	122,240	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2023		100	2,000	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2023		100	2,300	
6	0303	FLT DOCK W	0	100	14	9	126.00	SF	26.00	26.00	100	2024	2023		100	3,276	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
8	0350	CARPORT WD	0	100	34	15	510.00	SF	13.00	13.00	100	2024	2023		100	6,630	

BUILDING DIMENSIONS

FSP=[YR=2021] W46 BAS=[YR=2021] W13 S16 W2 S38
FGR=[YR=2021] W3 S25 E7 S2 E11 N2 E7 N25 W22 $ E22 N4 E6
FOP=[YR=2021] S5 E30 N5 W12 N4 W7 S4 W11 $ E11 N4 E7 S4 E15
N11 E2 N13 W2 N17 W15 S8 W17 N8 W14 N9 $ S9 E14 S8 E17 N8 E15
N9 $.

LAND DESCRIPTION

TOTAL OB/XF 179,605

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	0006	R-1	92.00	216.00	92.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	598,000							

REVIEW DATE 12/30/2021 BY RK Total Acres: 0.00 Total Land Value: 598,000 Market: 0 Agricultural: 0 Common: 598,000 PRINTED 08/06/2024 BY SYS