LOT 13
OAK MARSH ESTATES PB 4/105

DAHLGREN BARBARA L REV TRUST/DAHLGREN BARBARA L TR
2042 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 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	04	Quality Level 04

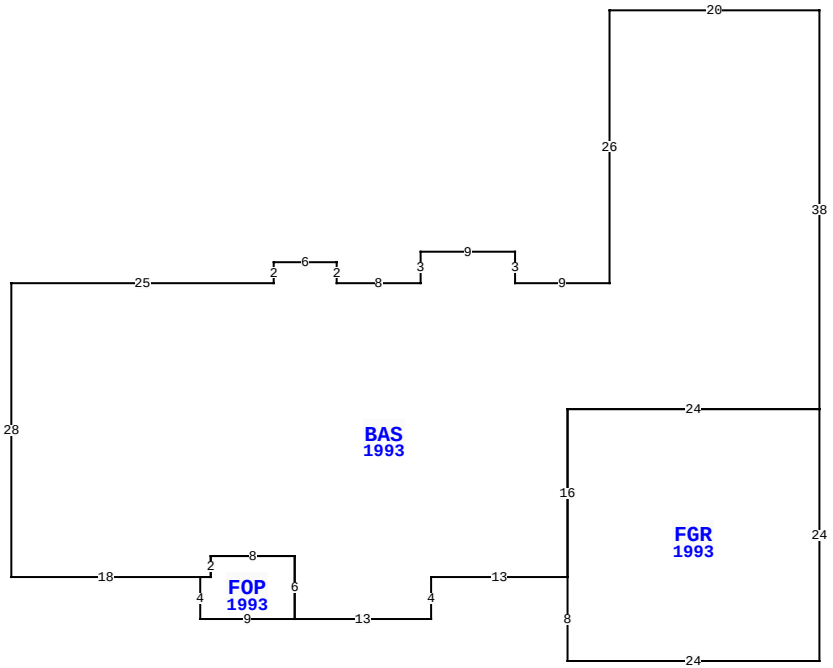
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2,367	263,871
FGR	576	55	317	35,339
FOP	52	30	16	1,784
TOTALS	2,995		2,700	300,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	108.7632	135.95	367,065	1987	1987	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1988 Heated Area: 2367 HX Base Yr 1988



2042 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		300,993
TOTAL MARKET OB/XF VALUE		28,632
TOTAL LAND VALUE - MARKET		656,500
TOTAL MARKET VALUE		986,125
SOH/AGL Deduction		735,251
ASSESSED VALUE		250,874
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		195,874
TOTAL JUST VALUE		986,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042004	REPAIR/RRF	10,000	11/01/2004
4276	NEW CONSTR	124,000	04/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1075	8/16/2019	WD	U	I	11	100
GRANTOR: DAHLGREN BARBARA L						
GRANTEE: DAHLGREN BARBARA L						
0518/0109	5/19/1987	WD	Q	I		183,500
GRANTOR: CRISHER JAMES & STAN						
GRANTEE: DAHLGREN CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S26 W9 N3 W9 S3 W8 N2 W6 S2 W25 S28 E18
FOP=[YR=1993] S4 E9 N6 W8 S2 W1 $ E1 N2 E8 S6 E13 N4 E13
FGR=[YR=1993] S8 E24 N24 W24 S16 $ N16 E24 N38 $.

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	0810	CONCRETE A	0	100	64	3	192.00	SF	6.50	6.50	100	1987	1987	3	52	649	
2	0810	CONCRETE A	0	100	0	0	1,660.00	SF	6.50	6.50	100	1987	1987	3	52	5,611	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1987	1987	3	20	48	
5	0300	BOAT DCK W	0	100	0	0	2,150.00	SF	40.00	40.00	100	1987	1987	3	20	17,200	
6	1242	WD DECK A	0	100	26	14	364.00	SF	10.00	10.00	100	1987	1987	3	20	728	
7	0300	BOAT DCK W	0	100	0	0	242.00	SF	40.00	40.00	100	1990	1990	3	20	1,936	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1990	1990	3	20	180	
9	0303	FLT DOCK W	0	100	0	0	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	

LAND DESCRIPTION

TOTAL OB/XF 28,632

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	101.00	231.00	101.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	656,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 656,500 Market: 0 Agricultural: 0 Common: 656,500 PRINTED 08/06/2024 BY SYS