LOT 15
OAK MARSH ESTATES PB 4/105

KEENE SUSAN LYNN
PO BOX 493
FERNANDINA BEACH, FL 32035

2024

00-00-31-1510-0015-0000

NASSAU COUNTY PROPERTY

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 100
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	03	Quality Level 03

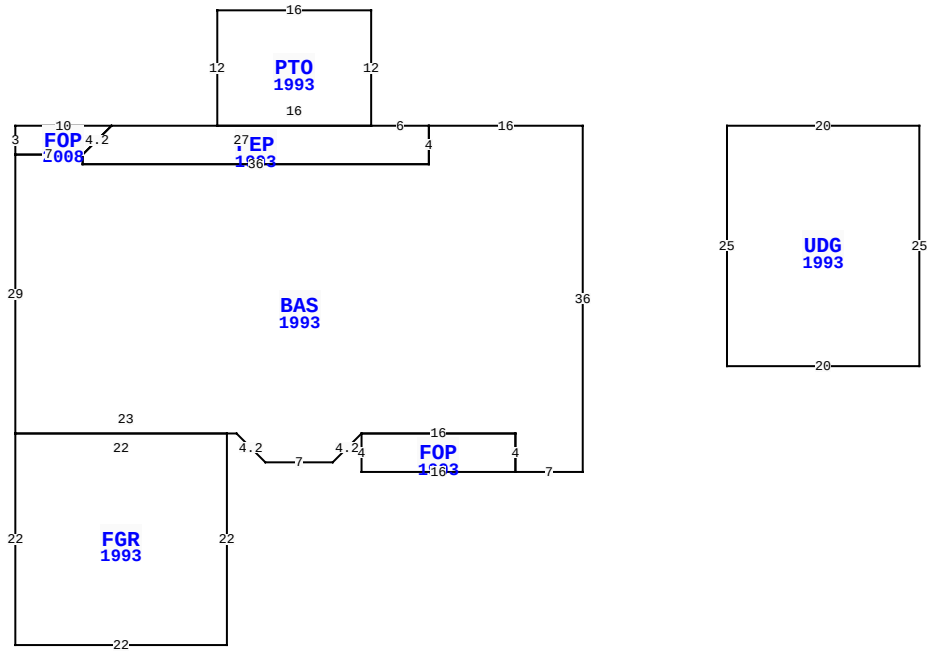
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	148,279
FEP	140	80	112	9,325
FGR	484	55	266	22,146
FOP	64	30	19	1,582
FOP	26	30	8	666
PTO	192	5	10	832
UDG	500	55	275	22,896
TOTALS	3,187		2,471	205,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	104.6400	99.41	245,642	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1781 HX Base Yr 2020



2043 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,725
TOTAL MARKET OB/XF VALUE		5,063
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		485,788
SOH/AGL Deduction		229,817
ASSESSED VALUE		255,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,971
TOTAL JUST VALUE		485,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080363	REPAIR/RRF	8,500	03/10/2008
4707	GARAGE	4,200	02/25/1988
3586B	NEW CONSTR	71,000	02/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0818	5/17/2019	WD	Q	I	01	379,000
GRANTOR: SCOTT STEPHEN L & JAM						
GRANTEE: KEENE SUSAN LYNN						
2215/0219	7/31/2018	WD	Q	I	01	290,000
GRANTOR: DOWNING CANDANCE						
GRANTEE: SCOTT STEPHEN L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] W6 PTO=[YR=1993] N12 W16 S12 E16$ W27 FOP=[YR=2008] W10 S3 E7 R3 U3 $ D3 L3 S1 E36 N4$ S4 W36 N1 W7 S29 FGR=[YR=1993] S22 E22 N22 W22$ E23 D3 R3 E7 R3 U3 FOP=[YR=1993] S4 E16 N4 W16$ E16 S4 E7 N36$ PTR= E15 UDG=[YR=1993] E20 S25 W20 N25 $ W15 $.

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	1986	1986	3	60	2,100	
2	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	1986	1986	3	49.5	357	
3	0810	CONCRETE A	0	100	30	27	810.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,606	

LAND DESCRIPTION

TOTAL OB/XF 5,063

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	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS