

LOT 16
IN OR 2070/1859
OAK MARSH ESTATES PB 4/105

BERGQUIST SCOTT R & JENNIFER F
2045 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
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

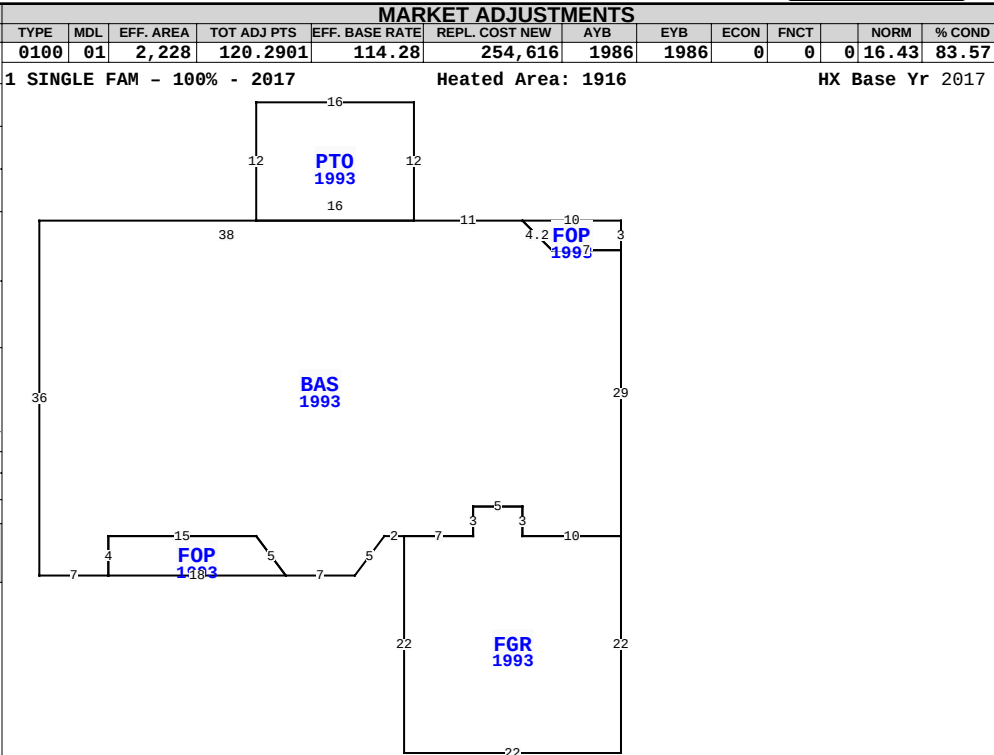
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	182,985
FGR	499	55	274	26,168
FOP	26	30	8	764
FOP	66	30	20	1,910
PTO	192	5	10	955

TOTALS	2,699	2,228	212,783
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,055.00	SF	6.50



2045 OAK MARSH DR, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
114.00	SF	6.50	6.50	100	1986	1986	3	49.5	367	
1,055.00	SF	6.50	6.50	100	1986	1986	3	49.5	3,394	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,783	
TOTAL MARKET OB/XF VALUE		5,861	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		493,644	
SOH/AGL Deduction		224,258	
ASSESSED VALUE		269,386	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		219,386	
TOTAL JUST VALUE		493,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1859	9/07/2016	WD	U	I	11	100
GRANTOR: MCLAUGHLIN TIMOTHY FR						
GRANTEE: BERGQUIST SCOTT R &						
2050/1522	6/01/2016	WD	Q	I	01	225,000
GRANTOR: MCLAUGHLIN TIMOTHY FR						
GRANTEE: BERGQUIST SCOTT R &						

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W10 BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16 \$ W38 S36 E7FOP=[YR=1993] E18 U4 L3 W15 S4\$ N4E15 R3 D4 E7 R3 U4 E2 FGR=[YR=1993] S22 E22 N22 W10N3W5S3 W7\$ E7N3E5S3E10N29 W7 U3 L3 \$ D3 R3 E7N3\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00