

LOT 18
IN OR 889/1772
OAK MARSH ESTATES PB 4/105

BELL CHARLES ALLEN & BARBRA J
2049 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	1,684	100	1,684	149,002
FGR	548	55	301	26,633
FOP	40	30	12	1,062
FUS	528	100	528	46,718
TOTALS	2,800		2,525	223,415

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	1242	WD DECK A	0	100	23	11	253.00	SF	10.00	10.00	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	455.00	SF	7.25	7.25	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,525	112.8960	107.25	270,806	1988	1988	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 2000											
Heated Area: 2212											
HX Base Yr											
2049 OAK MARSH DR, FERNANDINA BEACH											

TOTAL OB/XF											
16,713											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				223,415			
TOTAL MARKET OB/XF VALUE				16,713			
TOTAL LAND VALUE - MARKET				225,000			
TOTAL MARKET VALUE				465,128			
SOH/AGL Deduction				0			
ASSESSED VALUE				465,128			
TOTAL EXEMPTION VALUE		13		465,128			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				465,128			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				455,615			