



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	900	100	900	92,307
FGR	480	55	264	27,077
FOP	60	30	18	1,846
FUS	1,038	100	1,038	106,461
TOTALS	2,478		2,220	227,691

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0500	FP-PRE FAB	0	100	0	0			
3	1242	WD DECK A	0	100	0	0			
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LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	000				
REVIEW DATE		05/12/2019		BY	KBA				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	125.5380	119.26	264,757	1987	1995	0	0	0	14.00	86.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1938 HX Base Yr 2022												
BAS 1993 FGR 1993 FOP 1993 FUS 1993												

2051 OAK MARSH DR, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 227,691												
TOTAL MARKET OB/XF VALUE 7,058												
TOTAL LAND VALUE - MARKET 225,000												
TOTAL MARKET VALUE 459,749												
SOH/AGL Deduction 66,580												
ASSESSED VALUE 393,169												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 343,169												
TOTAL JUST VALUE 459,749												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 449,917												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052074	REPAIR/RRF	5,000	06/27/2005
20032368	H/AC	5,000	01/17/2003
10417	XFOB	300	04/07/1997
4192	NEW CONSTR	0	03/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2371/0224	6/24/2020	WD	Q	I	01	365,000	
GRANTOR:WILSON JOHN D & MARCI							
GRANTEE:ORR ROGER JASON & B							
0886/1928	6/14/1999	WD	Q	I		145,000	
GRANTOR:NAVARRETTE SERGIO A &							
GRANTEE:WILSON JOHN D & MAR							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W36 S25 FGR=[YR=1993] S24 E20 N24 W20 \$ E21 FOP=[YR=1993] S4 E15 N4 W15 \$ E15 N25 \$ PTR= E15 FUS=[YR=1993] E19 S2 E5 N2 E12 S29 W6 N2 W6 N8 W8 S16 W16 N35 \$ W15 \$.												