LOT 20
OAK MARSH ESTATES PB 4/105

POTEAT ALLEE & JORDAN
2053 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1510-0020-0000

BUILDING CHARACTERISTICS

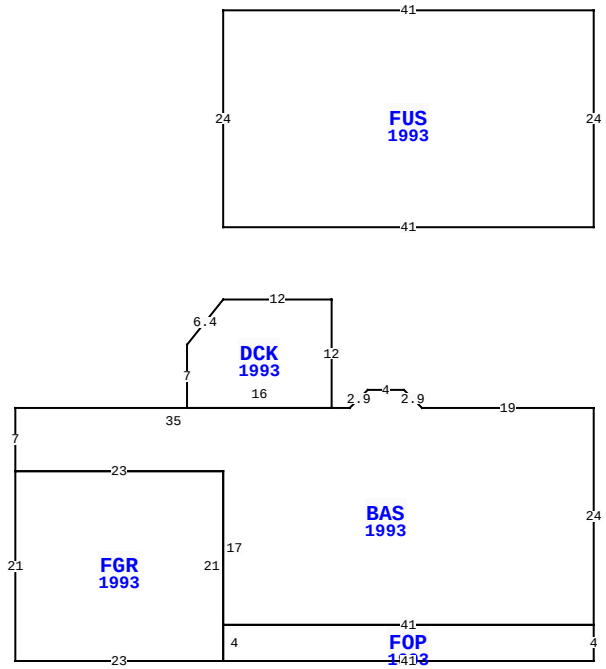
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	1,157	100	1,157	142,279
DCK	182	10	18	2,214
FGR	483	55	266	32,711
FOP	164	30	49	6,026
FUS	984	100	984	121,006
TOTALS	2,970		2,474	304,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,474	116.4240	145.53	360,041	1986	1992	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2022 Heated Area: 2141 HX Base Yr 2022



2053 OAK MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,235
TOTAL MARKET OB/XF VALUE		11,146
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		590,381
SOH/AGL Deduction		141,249
ASSESSED VALUE		449,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,132
TOTAL JUST VALUE		590,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131960	GAZEBO	3,000	08/21/2013
20090729	REPAIR/RRF	8,000	06/10/2009
3552	NEW CONSTR	60,000	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1410	6/04/2021	WD	Q	I	01	610,000
GRANTOR: PETERSON JEFFREY Y &						
GRANTEE: POTEAT ALLEE & JORD						
0865/1740	2/04/1999	WD	Q	I		170,000
GRANTOR: SELBY THEODORE J & BE						
GRANTEE: PETERSON JEFFREY Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 U2 L2 W4 L2 D2 W2 DCK=[YR=1993] N12 W12 L4 D5 S7 E16 $ W35 S7 FGR=[YR=1993] S21 E23 FOP=[YR=1993] E41 N4 W41 S4 $ N21 W23 $ E23 S17 E41 N24 $ PTR= N20 FUS=[YR=1993] N24W41S24E41$ S20$.

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	0	0	114.00	SF	6.50	6.50	100	1986	1986	3	49.5	367	
2	0810	CONCRETE A	0	100	55	18	990.00	SF	6.50	6.50	100	1986	1986	3	49.5	3,185	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2010	2010	3	45	1,944	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	71	3,550	

LAND DESCRIPTION

TOTAL OB/XF 11,146

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