LOT 5
IN OR 2112/1154
OCEAN OAKS PB 6/50

DORAN SUZANNE & MICHAEL P
2783 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

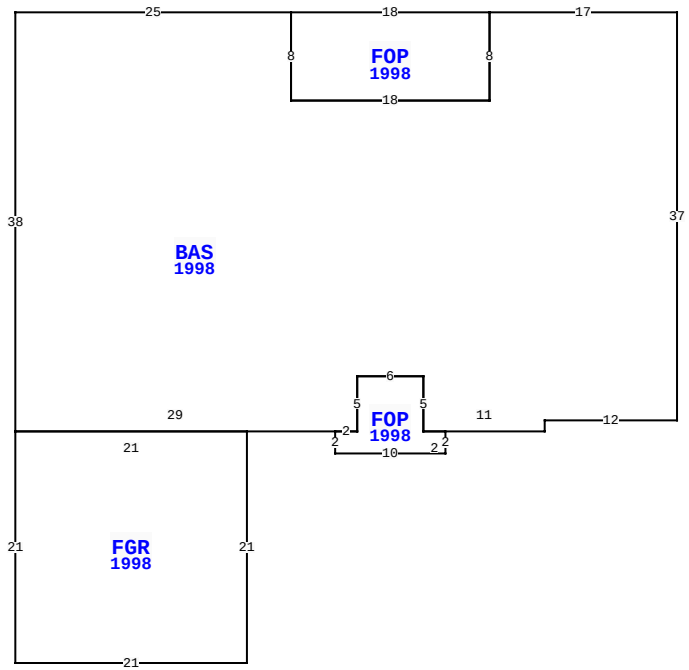
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	330,043
FGR	441	55	243	38,301
FOP	50	30	15	2,364
FOP	144	30	43	6,778
TOTALS	2,729		2,395	377,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,395	120.0892	180.13	431,411	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2018 Heated Area: 2094 HX Base Yr 2018



BLD DATE	09/13/2013	KK	LGL DATE
XF DATE			LAND DATE 08/01/2023 MLU
INC DATE			AG DATE

2783 N OCEAN OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		377,485
TOTAL MARKET OB/XF VALUE		60,766
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		663,251
SOH/AGL Deduction		217,736
ASSESSED VALUE		445,515
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		390,515
TOTAL JUST VALUE		663,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200721	SWIM POOL	0	10/13/2020
20131654	SCRNENCL	13,262	07/15/2013
20131537	ROOF	19,023	07/02/2013
20101989	H/AC	4,800	11/17/2010
990294	XFOB	838	04/27/1999
984188	XFOB	2,103	08/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2112/1154	4/05/2017	WD	Q	I	02	425,000
GRANTOR: BUTLER JOHN ALFRED &						
GRANTEE: DORAN SUZANNE & MIC						
2087/1437	11/22/2016	FJ	U	I	11	0
GRANTOR: BUTLER JOHN ALFRED ES						
GRANTEE: BUTLER JOHN ALFRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 FOP=[YR=1998] W18 S8 E18 N8 $ S8 W18 N8 W25 S38 FGR=[YR=1998] S21 E21 N21 W21 $ E29 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E12 N37 $.

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	1998	1998	3	81	2,835	
2	0861	POOL GUNIT	0	100	12	25	300.00	SF	85.00	85.00	100	2010	2010	3	60	15,300	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1998	1998	3	20	800	
4	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240	
5	0910	SCRN RM L	0	100	0	0	680.00	SF	15.00	15.00	100	2013	2013	3	60	6,120	
6	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	1998	1998	3	75	107	
7	0810	CONCRETE A	0	100	3	6	18.00	SF	6.50	6.50	100	1998	1998	3	75	88	
8	0810	CONCRETE A	0	100	0	0	1,425.00	SF	6.50	6.50	100	1998	1998	3	75	6,947	
9	0476	VF 6 SBPL	0	100	0	0	231.00	LF	32.00	32.00	100	1999	1999	3	48	3,548	
10	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1999	1999	3	48	432	

TOTAL OB/XF 36,417

LAND DESCRIPTION

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

LOT 5
IN OR 2112/1154
OCEAN OAKS PB 6/50

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BASE TAXABLE VALUE		390,515
TOTAL JUST VALUE		663,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984188	XFOB	5,179	08/21/1998
983818	SWIM POOL	11,800	06/02/1998
983229	NEW CONSTR	118,000	02/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/1154	4/05/2017	WD	Q	I	02	425,000
GRANTOR: BUTLER JOHN ALFRED &						
GRANTEE: DORAN SUZANNE & MIC						
2087/1437	11/22/2016	FJ	U	I	11	0
GRANTOR: BUTLER JOHN ALFRED ES						
GRANTEE: BUTLER JOHN ALFRED						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	100	0	0	679.00	SF	10.00	10.00	100	2020	2020	3	99	6,722	
12	0855	CONC PAVER	0	100	0	0	1,475.00	SF	10.00	10.00	100	2020	2020	3	99	14,603	
13	0910	SCRN RM L	0	100	0	0	224.00	SF	15.00	15.00	100	2020	2020	3	90	3,024	

LAND DESCRIPTION

TOTAL OB/XF 24,349

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

REVIEW DATE 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS