

LOT 6
IN OR 1214/879
OCEAN OAKS PB 6/50

NEGRON MARY T & MIGUEL A
2771 OCEAN OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
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
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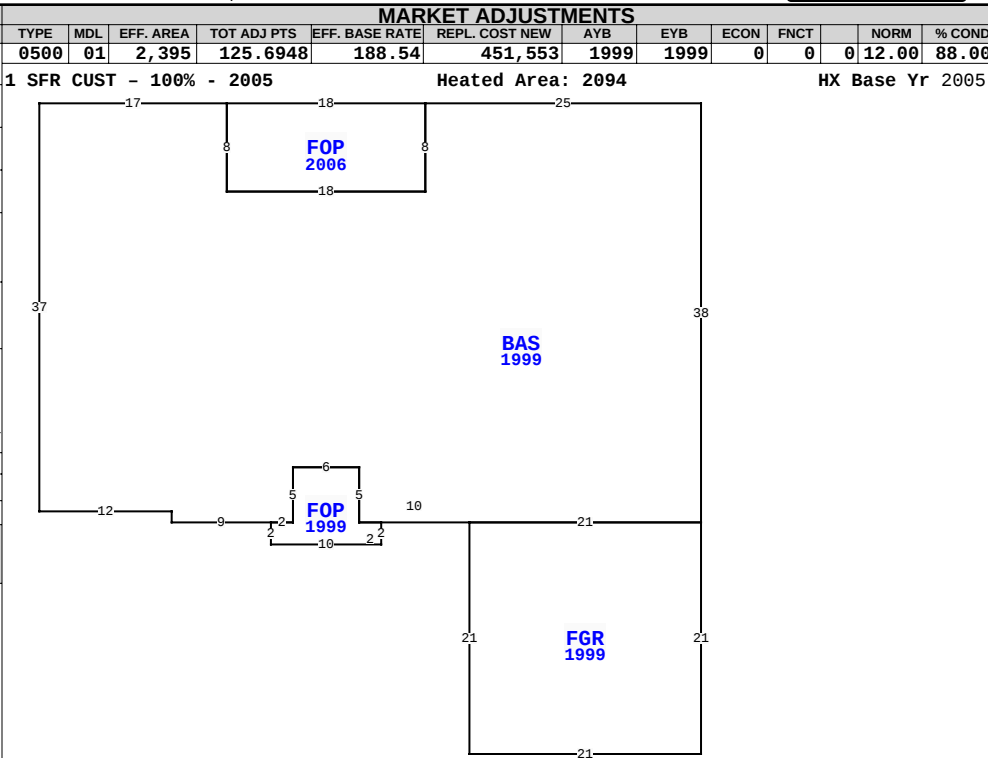
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	347,427
FGR	441	55	243	40,317
FOP	50	30	15	2,489
FOP	144	30	43	7,134

TOTALS	2,729		2,395	397,367
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	1,328.00	SF	7.00	7.00
2	0855	CONC PAVER	0	100	0	0	16.00	SF	7.00	7.00
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50
4	0845	KOOL DECK	0	100	0	0	692.00	SF	14.50	14.50
5	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00
8	0910	SCRN RM L	0	100	48	23	1,104.00	SF	30.00	30.00
9	1242	WD DECK A	0	100	4	8	32.00	SF	11.00	11.00
10	0476	VF 6 SBPL	0	100	0	0	87.00	LF	16.00	16.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT



2771 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0855	CONC PAVER	0	100	0	0	1,328.00	SF	7.00	7.00	100	2014	2014	3	95	8,831	
2	0855	CONC PAVER	0	100	0	0	16.00	SF	7.00	7.00	100	2014	2014	3	95	106	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1999	1999	3	20	19	
4	0845	KOOL DECK	0	100	0	0	692.00	SF	14.50	14.50	100	2006	2006	3	87	8,730	
5	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100	2006	2006	3	44	17,204	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	27	1,080	
8	0910	SCRN RM L	0	100	48	23	1,104.00	SF	30.00	30.00	100	2006	2006	3	27	8,942	
9	1242	WD DECK A	0	100	4	8	32.00	SF	11.00	11.00	100	2006	2006	3	27	95	
10	0476	VF 6 SBPL	0	100	0	0	87.00	LF	16.00	16.00	100	2006	2006	3	69	960	

TOTAL OB/XF															46,237		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00							
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		397,367	
TOTAL MARKET OB/XF VALUE		61,568	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		683,935	
SOH/AGL Deduction		297,065	
ASSESSED VALUE		386,870	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		336,870	
TOTAL JUST VALUE		683,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131831	POOL ENCL	5,000	08/05/2013
20131724	ROOF	14,995	07/23/2013
20120747	H/AC	4,895	05/09/2012
20041210	XFOB	6,000	06/30/2004
20040848	SWIM POOL	37,000	05/04/2004
20040388	REMODEL	1,000	03/02/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1214/0879	3/10/2004	WD	Q	I		312,500	
GRANTOR: BROWNING CHARLES G &							
GRANTEE: NEGRON MARY T & MIG							
0844/0157	8/06/1998	WD	Q	V		45,000	
GRANTOR: BRYLEN HOMES							
GRANTEE: BROWNING CHARLES G							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1999] W25 FOP=[YR=2006] W18 S8 E18 N8 \$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1999] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=1999] S21 E21 N21 W21 \$ E21 N38 \$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2	
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
																						VALUATION BY										STANDARD			
																						Tax Group: 2										Tax Dist:			
																						BUILDING MARKET VALUE										397,367			
																						TOTAL MARKET OB/XF VALUE										61,568			
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