



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	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	312,618
FGR	441	55	243	36,278
FOP	50	30	15	2,239
FOP	144	30	43	6,420
FUS	768	100	768	114,657

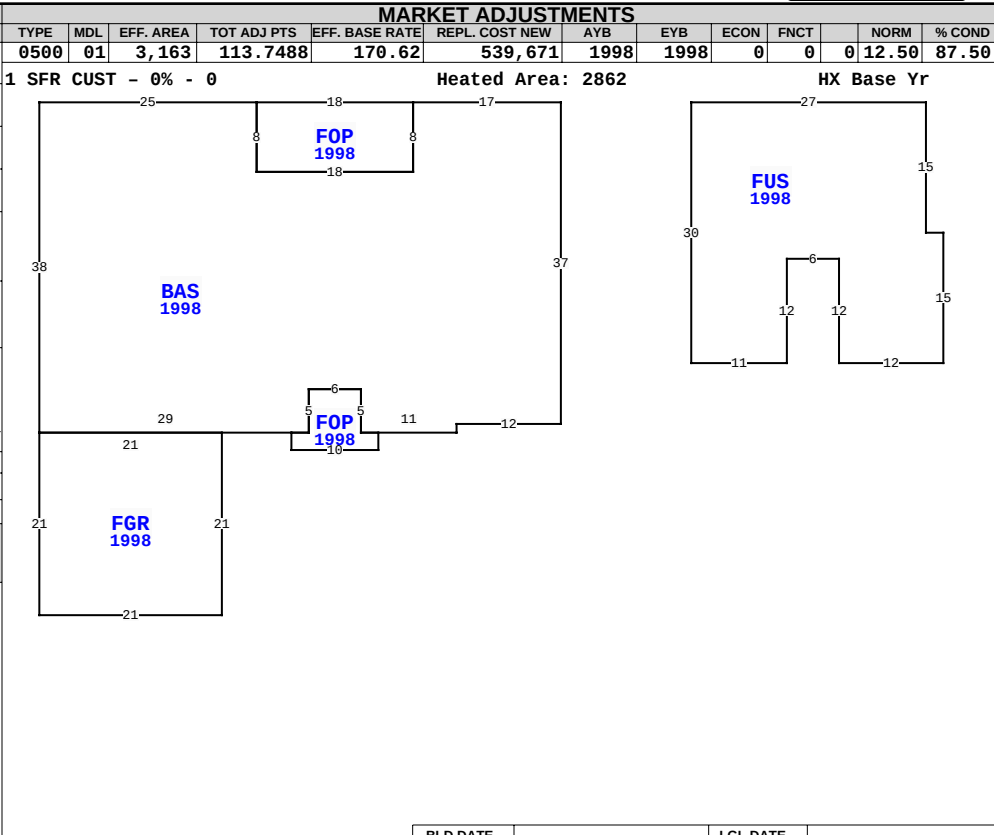
TOTALS	3,497		3,163	472,212
--------	-------	--	-------	---------

EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0861	POOL GUNIT	0	0	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	21	8,033	
3	0845	KOOL DECK	0	0	0	0	650.00	SF	13.92	13.92	100	1998	1998	3	75	6,786	
4	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	1998	1998	3	26	120	
5	1241	WD DECK G	0	0	3	12	36.00	UT	11.50	11.50	100	1998	1998	3	26	108	
6	1241	WD DECK G	0	0	3	12	36.00	UT	11.50	11.50	100	1998	1998	3	26	108	
7	1241	WD DECK G	0	0	4	19	76.00	UT	12.65	12.65	100	1998	1998	3	26	250	
8	0819	CONC 12"	0	0	3	10	30.00	SF	9.50	9.50	100	1998	1998	3	75	214	
9	0810	CONCRETE A	0	0	0	0	1,288.00	SF	6.50	6.50	100	1998	1998	3	75	6,279	
10	0910	SCRN RM L	0	0	25	45	1,125.00	SF	15.00	15.00	100	2007	2007	3	31	5,231	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500							



2741 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0861	POOL GUNIT	0	0	15	30	450.00	SF	85.00	85.00	100	1998	1998	3	21	8,033	
3	0845	KOOL DECK	0	0	0	0	650.00	SF	13.92	13.92	100	1998	1998	3	75	6,786	
4	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	1998	1998	3	26	120	
5	1241	WD DECK G	0	0	3	12	36.00	UT	11.50	11.50	100	1998	1998	3	26	108	
6	1241	WD DECK G	0	0	3	12	36.00	UT	11.50	11.50	100	1998	1998	3	26	108	
7	1241	WD DECK G	0	0	4	19	76.00	UT	12.65	12.65	100	1998	1998	3	26	250	
8	0819	CONC 12"	0	0	3	10	30.00	SF	9.50	9.50	100	1998	1998	3	75	214	
9	0810	CONCRETE A	0	0	0	0	1,288.00	SF	6.50	6.50	100	1998	1998	3	75	6,279	
10	0910	SCRN RM L	0	0	25	45	1,125.00	SF	15.00	15.00	100	2007	2007	3	31	5,231	

TOTAL OB/XF

29,964

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		472,212
TOTAL MARKET OB/XF VALUE		32,134
TOTAL LAND VALUE - MARKET		247,500
TOTAL MARKET VALUE		751,846
SOH/AGL Deduction		97,492
ASSESSED VALUE		654,354
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		654,354
TOTAL JUST VALUE		751,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121276	H/AC	3,400	06/27/2012
20070140	XFOB	10,725	01/29/2007
984380	SWIM POOL	15,186	09/24/1998
984109	NEW CONSTR	4,000	08/06/1998
984021	NEW CONSTR	145,000	07/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1179/0376	10/08/2003	WD	Q	I		385,000
GRANTOR: HUNTER KENNETH CHARLE						
GRANTEE: HAAG ANNETTE & DETL						
0837/0206	6/10/1998	WD	Q	V		63,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HUNTER KENNETH CHAR						

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 \$ PTR= E15 FUS=[YR=1998] E27 S15 E2 S15 W12 N12 W6 S12 W11 N30 \$ W15 \$.

HAAG ANNETTE & DETLEV
MAX-BECKMANN-STR 53
60599 FRANKFURT,

00-00-31-1550-0011-0000

[illegible]