

LOT 12
IN OR 1970/790
OCEAN OAKS PB 6/50

CREED MICHAEL L & VALTA
2739 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0012-0000



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	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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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	2,816	100	2,816	435,439
FGR	485	55	267	41,286
FOP	85	30	26	4,021
FOP	200	30	60	9,278
FUS	457	100	457	70,666
UOP	450	20	90	13,917

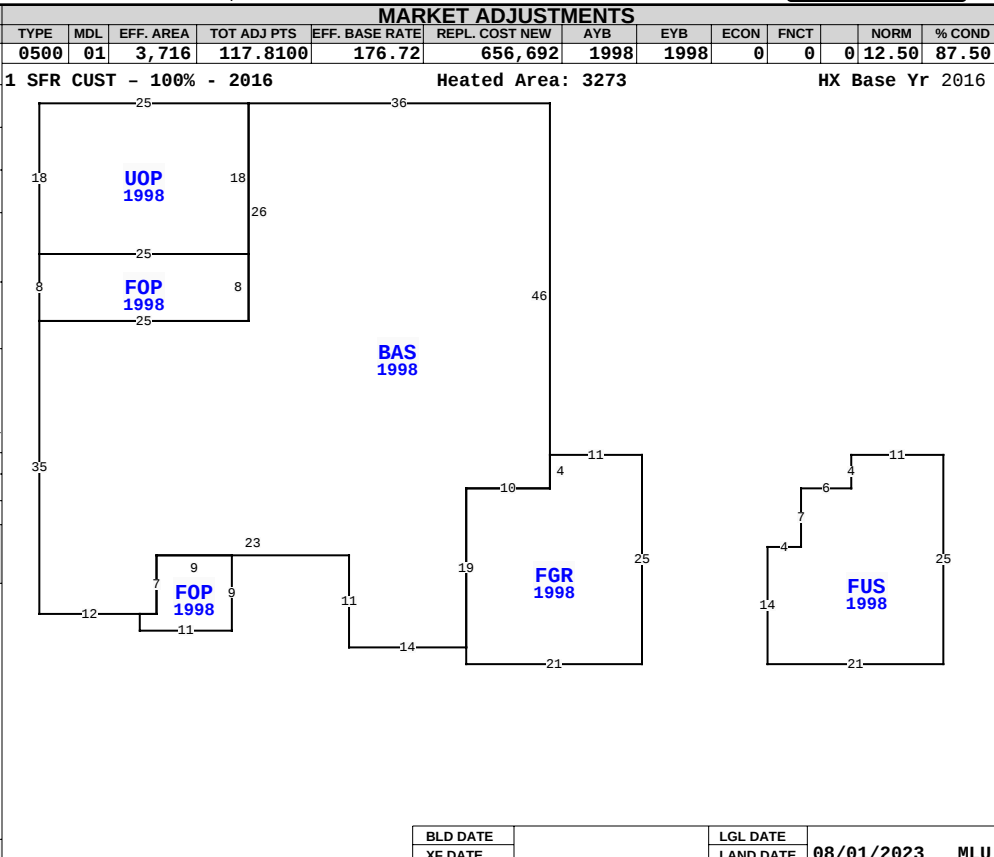
TOTALS	4,493		3,716	574,606
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EXTRA FEATURES

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	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	5,670	
2	0855	CONC PAVER	0	100	0	0	445.00	SF	10.00	10.00	100	2011	2011	3	92	4,094	
3	0910	SCRN RM L	0	100	18	25	321.00	SF	15.00	15.00	100	1998	1998	3	20	963	
4	0819	CONC 12"	0	100	0	0	69.00	SF	9.50	9.50	100	1998	1998	3	75	492	
5	0810	CONCRETE A	0	100	3	46	138.00	SF	6.50	6.50	100	1998	1998	3	75	673	
6	0810	CONCRETE A	0	100	16	40	640.00	SF	6.50	6.50	100	1998	1998	3	75	3,120	
7	1242	WD DECK A	0	100	5	18	90.00	SF	10.00	10.00	100	1998	1998	3	20	180	
8	1242	WD DECK A	0	100	7	7	49.00	SF	11.50	11.50	100	1998	1998	3	20	113	
9	1242	WD DECK A	0	100	10	18	180.00	SF	11.50	11.50	100	1998	1998	3	20	414	
10	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1998	1998	3	20	20	

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500							



2739 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	08/01/2023	MLU
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TOTAL OB/XF 15,739

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		574,606	
TOTAL MARKET OB/XF VALUE		16,186	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		838,292	
SOH/AGL Deduction		332,928	
ASSESSED VALUE		505,364	
TOTAL EXEMPTION VALUE	VX HX HB	55,000	
BASE TAXABLE VALUE		450,364	
TOTAL JUST VALUE		838,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		812,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101636	H/AC	4,000	09/21/2010
984196	XF0B	3,042	08/21/1998
983212	NEW CONSTR	128,000	03/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/0790	3/05/2015	WD Q	I	02		465,000
GRANTOR: STRICKLAND RICHARD & GRANTEE: CREED MICHAEL L & V						
1671/1176	4/12/2010	WD Q	I	02		525,000
GRANTOR: HOWERTON MICHAEL GRANTEE: STRICKLAND RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 UOP=[YR=1998] W25S18 FOP=[YR=1998] S8E25 N8W25\$E25N18\$ S26W25S35 E12 FOP=[YR=1998] S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S11E14 FGR=[YR=1998] S2 E21N25 W11 S4 W10 S19 \$ N19 E10 N46 \$ PTR= E26 S53 FUS=[YR=1998] E4 N7 E6 N4 E11 S25 W21 N14 \$N53 W26 \$.

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