

LOT 13
IN OR 2067/1693
OCEAN OAKS PB 6/50

BARONE FAMILY TRUST/BARONE RONALD TRUSTEE
2735 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0013-0000



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	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,604	100	2,604	390,979
FGR	432	55	238	35,735
FOP	78	30	23	3,453
SFB	200	80	160	24,023
STR	40	10	4	600

TOTALS 3,354 3,029 454,791

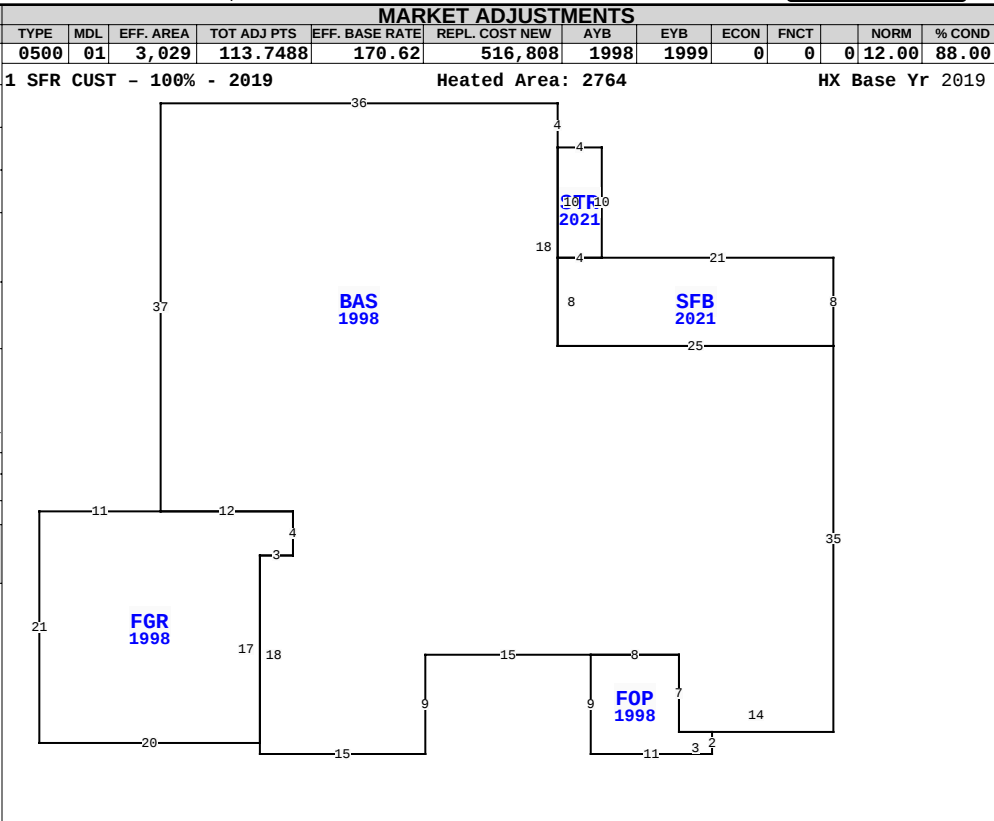
EXTRA FEATURES

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	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	14	25	350.00	SF	6.50	6.50	100	1998	1998	3	75	1,706	
3	0810	CONCRETE A	0	100	3	48	144.00	SF	6.50	6.50	100	1998	1998	3	75	702	
4	0810	CONCRETE A	0	100	16	29	464.00	SF	6.50	6.50	100	1998	1998	3	75	2,262	
5	0819	CONC 12"	0	100	7	11	77.00	SF	9.50	9.50	100	1998	1998	3	75	549	
6	1242	WD DECK A	0	100	5	7	35.00	SF	10.00	10.00	100	1998	1998	3	20	70	

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							

REVIEW DATE 11/29/2021 BY DJ



2735 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE 08/01/2023 MLU

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

OB/XF MKT VALUE

NOTES

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 454,791

TOTAL MARKET OB/XF VALUE 8,124

TOTAL LAND VALUE - MARKET 247,500

TOTAL MARKET VALUE 710,415

SOH/AGL Deduction 223,613

ASSESSED VALUE 486,802

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 436,802

TOTAL JUST VALUE 710,415

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 690,342

Total Acres: 0.00 Total Land Value: 247,500

Market: 0

Agricultural: 0

Common: 247,500

PRINTED 08/06/2024 BY SYS