

LEARY DONALD E & JACQUELINE C
2729 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

00-00-31-1550-0014-0000

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	15	HARDTILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.5	1.5 100		
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	2,880	100	2,880	445,020
FGR	600	55	330	50,992
FOP	91	30	27	4,172
FOP	201	30	60	9,272
FST	91	55	50	7,726
FUS	386	100	386	59,645
TOTALS	4,249		3,733	576,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,733	118.4040	177.61	663,018	1997	1997	0	0	13.00	87.00

1 SFR CUST - 100% - 2005
Heated Area: 3266
HX Base Yr 2005

FOP
1997

FUS
1997

FST
1997

FGR
1997

BAS
1997

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		576,826
TOTAL MARKET OB/XF VALUE		18,891
TOTAL LAND VALUE - MARKET		247,500
TOTAL MARKET VALUE		843,217
SOH/AGL Deduction		367,161
ASSESSED VALUE		476,056
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		426,056
TOTAL JUST VALUE		843,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,035

PERMIT NUMDESCRIPTIONAMTISSUED

20111922REPAIR/RRF1,07510/25/2011

983769REPAIR/RRF4,10005/28/1998

983659REPAIR/RRF005/04/1998

972298XF0B011/21/1997

970064NEW CONSTR010/27/1997

972103SWIM POOL009/30/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1246/13857/20/2004WD U I 07100

GRANTOR: BYRNS KENNETH L & LAU

GRANTEE: LEARY DONALD E & JA

1243/13197/07/2004WD Q I540,000

GRANTOR: BYRNS KENNETH L & LAU

GRANTEE: LEARY DONALD E & JA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S14 FOP=[YR=1997] W27 S11 E15 N8 E12 N3\$ S3 W12 S8 W15 S24 E2 S11 E14 N5 E11 FOP=[YR=1997] S5 E11 N9 W9 S4 W2\$ E2 N4 E9 S13 E14 FGR=[YR=1997] S2 E24 N25 FST=[YR=1997] N7 W13 S7 E13\$ W24 S23\$ N23 E11 N41\$ PTR=E15 FUS=[YR=1997] E19 S6 E6 S8 W6 S9 W13 N10 W3 N7 E3 N3 W6 N3\$ W15\$.

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	1997	1997	3	80	2,800	
2	0819	CONC 12"	0 100	0	0	99.00	SF	9.50	9.50	100	1997	1997	3	73	687	
3	1241	WD DECK G	0 100	3	10	30.00	UT	11.50	11.50	100	1997	1997	3	25	86	
4	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	1997	1997	3	20	5,202	
5	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	20	240	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	20	400	
7	0845	KOOL DECK	0 100	0	0	475.00	SF	7.25	7.25	100	1997	1997	3	73	2,514	
8	0910	SCRN RM L	0 100	0	0	822.00	SF	15.00	15.00	100	1997	1997	3	20	2,466	
9	0810	CONCRETE A	0 100	0	0	851.00	SF	6.50	6.50	100	1997	1997	3	73	4,038	
10	0810	CONCRETE A	0 100	0	0	94.00	SF	6.50	6.50	100	1998	1998	3	75	458	

LAND DESCRIPTIONTOTAL OB/XF18,891

L NUSE CODECLS

LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000130CSFR WATER1000003R-10.000.001.00LT1.001.001.10225,000.00247,500.00247,500

2729 N OCEAN OAKS DR, FERNADINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023MLU

REVIEW DATE05/12/2019