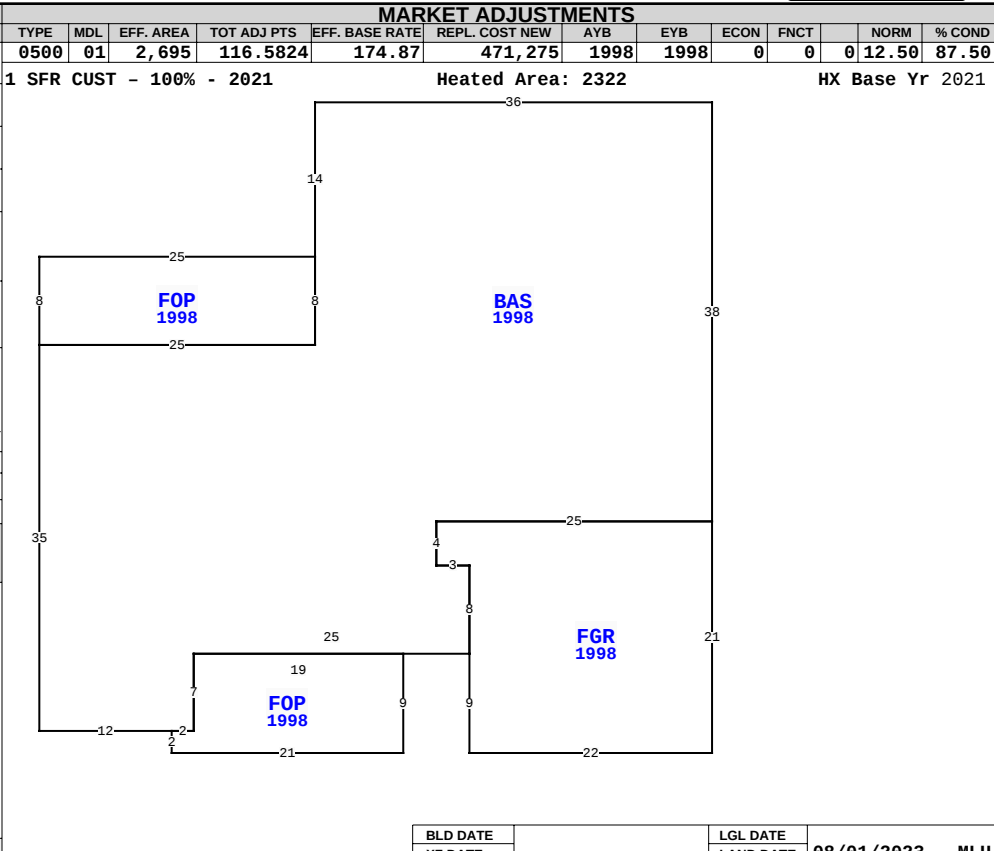




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2,322	355,292
FGR	474	55	261	39,936
FOP	175	30	52	7,956
FOP	200	30	60	9,181
TOTALS	3,171		2,695	412,366



2723 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023 MLU

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	3	35	105.00	SF	6.50	6.50	100	1998	1998	3	75	512	
3	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50	6.50	100	1998	1998	3	75	2,418	
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1998	1998	3	20	56	
5	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1998	1998	3	20	20	
6	0819	CONC 12"	0	100	6	6	36.00	SF	9.50	9.50	100	1999	1999	3	77	263	

LAND DESCRIPTION										TOTAL OB/XF										6,104	
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	LA VAL				
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										412,366
TOTAL MARKET OB/XF VALUE																				6,104
TOTAL LAND VALUE - MARKET																				225,000
TOTAL MARKET VALUE																				643,470
SOH/AGL Deduction																				385,279
ASSESSED VALUE																				258,191
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				208,191
TOTAL JUST VALUE																				643,470
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				625,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983124	NEW CONSTR	119,000	02/03/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2396/0735	9/28/2020	WD	Q	I	02	455,000			
GRANTOR:MILLER STACEY A ET AL									
GRANTEE:GUDORF RUSSELL J &									
2371/0522	6/24/2020	FJ	U	I	11	100			
GRANTOR:DEEN MICHAEL EARL EST									
GRANTEE:MILLER STACEY A & A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E21 N9 W19 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.									