

LOT 16
IN OR 1928/1711
OCEAN OAKS PB 6/50

STEBLER LARISSA EST
2730 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0016-0000



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 70
Interior Floor	15 HARDTILE 30
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
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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	2,616	100	2,616	407,213
FGR	409	55	225	35,025
FOP	85	30	26	4,047
FOP	200	30	60	9,340

TOTALS	3,310	2,927	455,624
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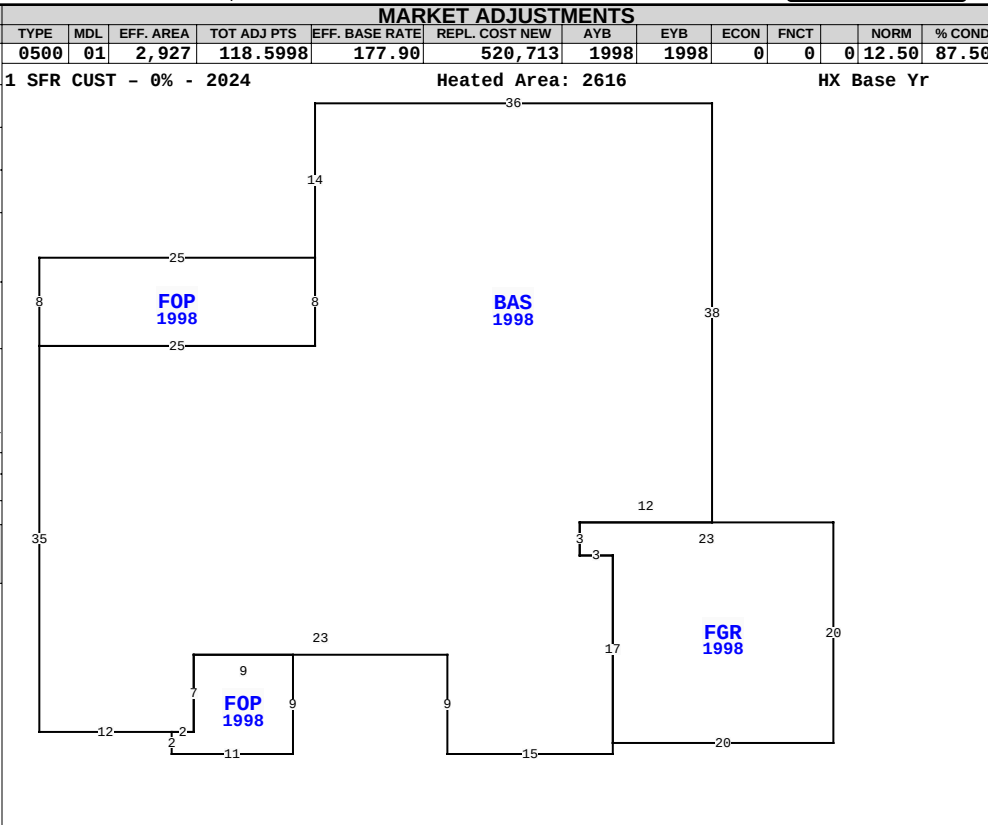
EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0910	SCRN RM L	0	0	0	0	346.00	SF	15.00	15.00	100	1998	1998	3	20	1,038	
3	0875	HOT TUB	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	20	1,200	
4	0858	SCULP CONC	0	0	0	0	269.00	SF	13.00	13.00	100	1998	1998	3	93	3,252	
5	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	1998	1998	3	75	117	
6	0810	CONCRETE A	0	0	3	40	120.00	SF	6.50	6.50	100	1998	1998	3	75	585	
7	0810	CONCRETE A	0	0	57	16	912.00	SF	6.50	6.50	100	1998	1998	3	75	4,446	
8	1242	WD DECK A	0	0	4	4	16.00	SF	11.00	11.00	100	1998	1998	3	20	35	
9	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	1998	1998	3	20	48	
10	0819	CONC 12"	0	0	0	0	84.00	SF	9.50	9.50	100	1998	1998	3	75	599	

LAND DESCRIPTION		TOTAL OB/XF 14,155														
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

1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	225,000	Market:	0	Agricultural:	0	Common:	225,000	PRINTED 08/06/2024 BY	SYS
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2730 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			455,624
TOTAL MARKET OB/XF VALUE			14,155
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			694,779
SOH/AGL Deduction			0
ASSESSED VALUE			694,779
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			694,779
TOTAL JUST VALUE			694,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			674,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111617	H/AC	2,596	09/15/2011
20111046	OTHER	800	06/24/2011
983729	XFOB	8,800	05/14/1998
972437	NEW CONSTR	137,000	12/31/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1928/1711	7/17/2014	QC U	I	11	
GRANTOR: HILL THOMAS & LARISSA					
GRANTEE: STEBLER LARISSA					
0902/0907	10/07/1999	QC U	I	01	
GRANTOR: STEBLER MEG					
GRANTEE: HILL LARISSA ANN ST					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1998] E20 N20 W23 S3 E3 S17 \$ N17 W3 N3 E12 N38 \$	