LOT 17
IN OR 780 PG 30
OCEAN OAKS PB 6/50

UNKENHOLZ LYNN G
2736 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034-4025

2024

00-00-31-1550-0017-0000

BUILDING CHARACTERISTICS

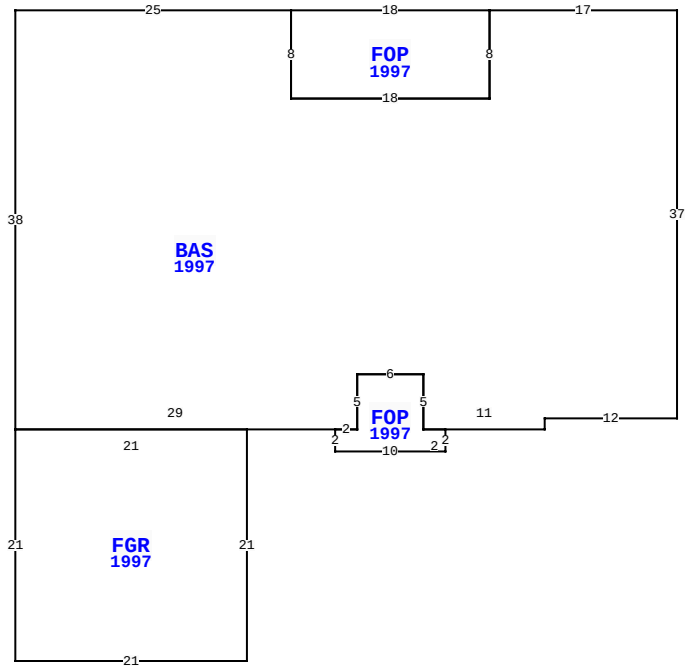
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,094	100	2,094	347,304
FGR	441	55	243	40,304
FOP	50	30	15	2,488
FOP	144	30	43	7,132
TOTALS	2,729		2,395	397,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,395	127.0962	190.64	456,583	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1999 Heated Area: 2094 HX Base Yr 1999



2736 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		397,227
TOTAL MARKET OB/XF VALUE		6,766
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		628,993
SOH/AGL Deduction		367,420
ASSESSED VALUE		261,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,573
TOTAL JUST VALUE		628,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10329B	NEW CONSTR	135,000	02/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0780/0030	12/19/1996	WD	Q	V		51,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: UNKENHOLZ THOMAS &						
0780/0028	12/19/1996	WD	U	V	19	38,800
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

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	0819	CONC 12"	0	100	0	0	45.00	SF	9.50	9.50	100	1997	1997	3	73	312	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	100	1997	1997	3	73	3,654	

BUILDING DIMENSIONS

BAS=[YR=1997] W17 FOP=[YR=1997] W18 S8 E18 N8 $ S8 W18 N8 W25 S38 FGR=[YR=1997] S21 E21 N21 W21 $ E29 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E12 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 6,766

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	225,000							

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