



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	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

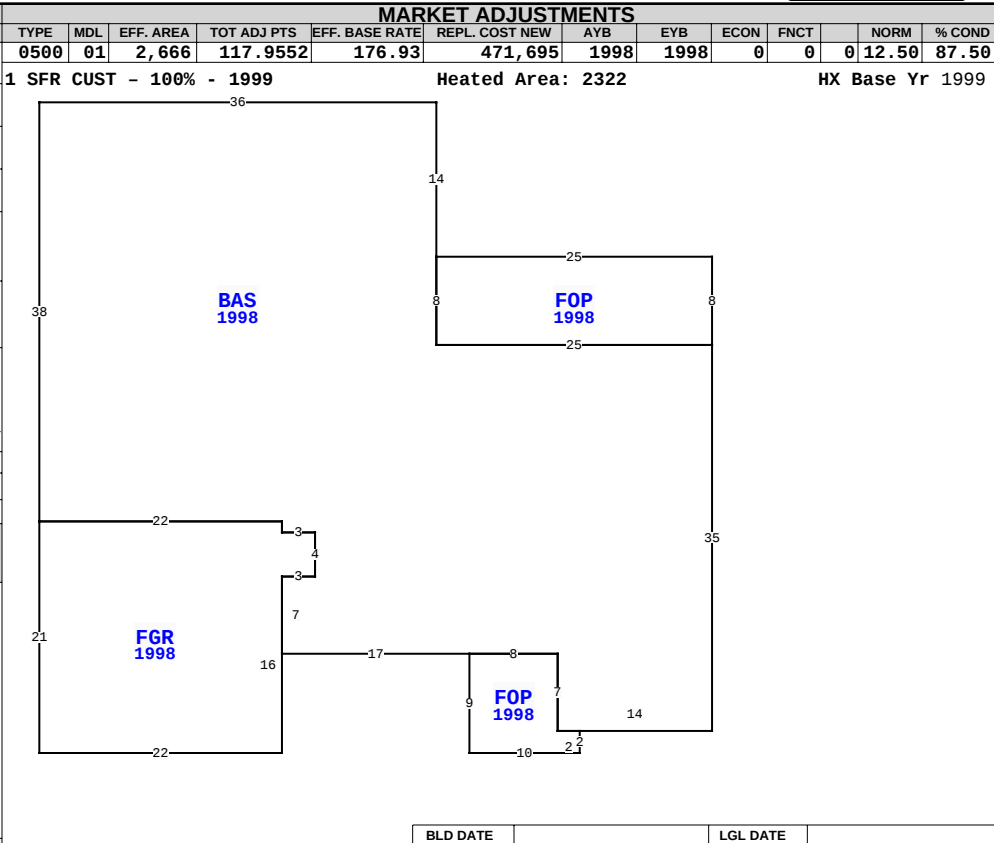
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2,322	359,477
FGR	474	55	261	40,407
FOP	76	30	23	3,560
FOP	200	30	60	9,289
TOTALS	3,072		2,666	412,733

EXTRA FEATURES		
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0861	POOL GUNIT	0	100	10	16	160.00	SF	85.00	85.00	100	1998	1998	3	21	2,856	
3	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1998	1998	3	20	800	
5	0910	SCRN RM L	0	100	19	26	494.00	SF	15.00	15.00	100	1998	1998	3	20	1,482	
6	0845	KOOL DECK	0	100	0	0	313.00	SF	11.60	11.60	100	1998	1998	3	75	2,723	
7	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	1998	1998	3	75	356	
8	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	1998	1998	3	75	86	
9	0810	CONCRETE A	0	100	3	32	96.00	SF	6.50	6.50	100	1998	1998	3	75	468	
10	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	1998	1998	3	75	3,442	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



2740 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/IF																	14,073
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		412, 733	
TOTAL MARKET OB/XF VALUE		14, 073	
TOTAL LAND VALUE - MARKET		225, 000	
TOTAL MARKET VALUE		651, 806	
SOH/AGL Deduction		357, 052	
ASSESSED VALUE		294, 754	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		244, 754	
TOTAL JUST VALUE		651, 806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		633, 927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120650	NEW SHOWER PAN	1,000	04/16/2012
983159	XFOB	2,475	02/11/1998
983014	SWIM POOL	16,400	01/15/1998
63	NEW CONSTR	160,000	09/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/1312	3/26/1998	WD	Q	I		258,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BELL ROGER T & DEBR						
0800/0820	7/18/1997	WD	U	V	19	38,800
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=1998] W25 BAS=[YR=1998] N14 W36 S38 FGR=[YR=1998] S21 E22 N16 E3 N4 W3 N1 W22 \$ E22 S1 E3 S4 W3 S7 E17 FOP=[YR=1998] S9 E10 N2 W2 N7 W8 \$ E8 S7 E14 N35 W25 N8 \$ S8 E25 N8 \$.	