

LOT 20
OR 839/241 & CASE# 06-1150-DR
OCEAN OAKS PB 6/50

CZERMANSKI SANDY
2752 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0020-0000



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	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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
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NEIGHBORHOOD/LOC	1080.00
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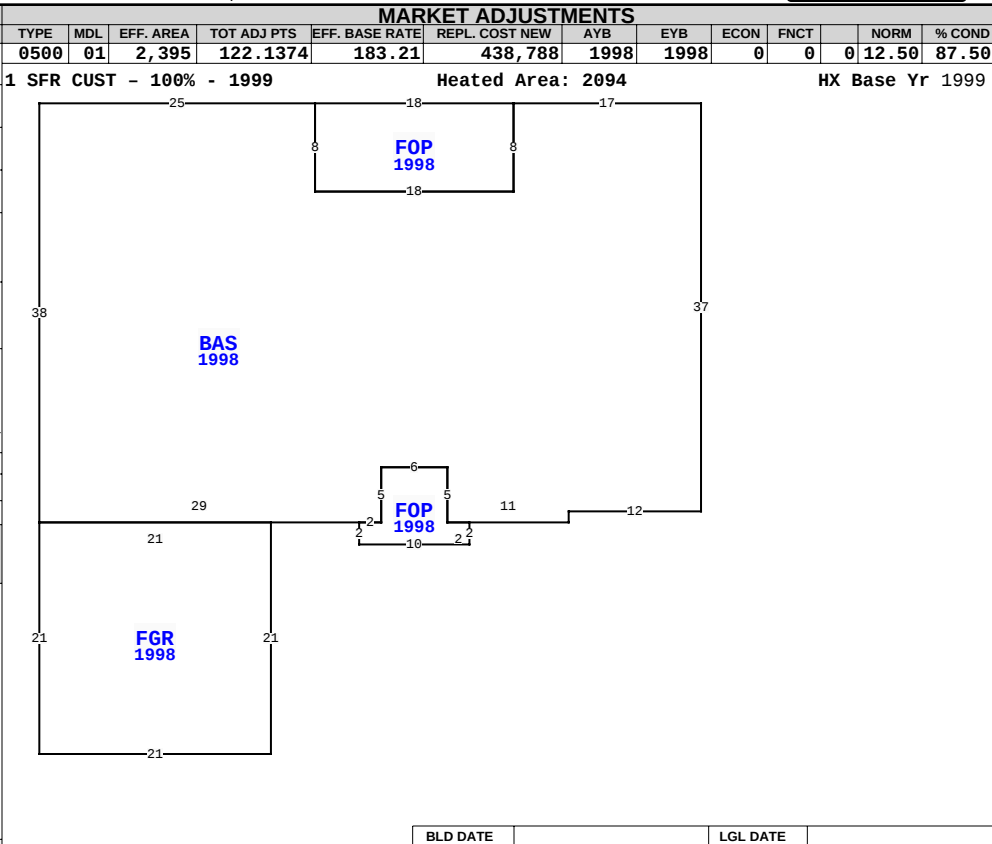
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	335,687
FGR	441	55	243	38,955
FOP	50	30	15	2,405
FOP	144	30	43	6,893
TOTALS	2,729		2,395	383,940

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	75	114	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	75	78	
4	0810	CONCRETE A	0	100	0	0	1,191.00	SF	6.50	6.50	100	1998	1998	3	75	5,806	

LAND DESCRIPTION			TOTAL OB/XF 8,833													
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	100	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
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2752 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		383,940	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		617,773	
SOH/AGL Deduction		ASSESSED VALUE		248,087	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		617,773	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				600,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131412	ROOFREP	450	06/20/2013
972481	NEW CONSTR	119,000	01/12/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0839/0241	6/24/1998	WD U	I		
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: CZERMANSKI STANLEY					
0820/0284	1/21/1998	WD U	V	19	
GRANTOR: OCEAN OAKS LTD					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1998] W17 FOP=[YR=1998] W18 S8 E18 N8 \$ S8 W18 N8 W25 S38 FGR=[YR=1998] S21 E21 N21 W21 \$ E29 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N1 E12 N37 \$.			