

LOT 22
IN OR 1680/890
OCEAN OAKS PB 6/50

CARMICHAEL DANE R & SUSAN J
2774 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0022-0000



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 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,200	100	2,200	351,678
FGR	564	55	310	49,554
FOP	38	30	11	1,758
FOP	201	30	60	9,591
PTO	36	5	2	319
STR	9	10	1	160
STR	9	10	1	160
STR	18	10	2	319
STR	40	10	4	639
TOTALS	3,115		2,591	414,181

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50
3	0855	CONC PAVER	0	100	0	0	688.00	SF	7.00
4	0861	POOL GUNIT	0	100	14	17	238.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	262.00	SF	20.00
6	0911	SCRN RM A	0	100	20	25	500.00	SF	17.50
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
8	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50
9	0855	CONC PAVER	0	100	0	0	104.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,591	122.4960	183.74	476,070	1997	1997	0	0	0 13.00	87.00
1 SFR CUST - 100% - 2011											
Heated Area: 2200											
HX Base Yr 2011											
2774 N OCEAN OAKS DR, FERNANDINA BEACH											
BLD 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	1997	1997	3	80	2,800	
2	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50	6.50	100	1997	1997	3	73	142	
3	0855	CONC PAVER	0	100	0	0	688.00	SF	7.00	7.00	100	2016	2016	3	96	4,623	
4	0861	POOL GUNIT	0	100	14	17	238.00	SF	85.00	85.00	100	1997	1997	3	20	4,046	
5	0855	CONC PAVER	0	100	0	0	262.00	SF	20.00	20.00	100	2019	2019	3	98	5,135	
6	0911	SCRN RM A	0	100	20	25	500.00	SF	17.50	17.50	100	2019	2019	3	86	7,525	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1997	1997	3	20	800	
8	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50	6.50	100	2001	2001	3	80	156	
9	0855	CONC PAVER	0	100	0	0	104.00	SF	7.00	7.00	100	2016	2016	3	96	699	

TOTAL OB/XF													25,926		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		414,181	
TOTAL MARKET OB/XF VALUE		25,926	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		665,107	
SOH/AGL Deduction		303,066	
ASSESSED VALUE		362,041	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		312,041	
TOTAL JUST VALUE		665,107	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		647,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190630	SCRNENCL	0	11/06/2019
20160444	PAVERS	0	02/18/2016
20121746	H/AC NC	5,000	08/27/2012
984139	H/AC NC	0	08/11/1998
972233	PLUMBING NC	0	11/06/1997
972115	SCREEN POOL ENCL0	15,900	10/03/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1680/0890	5/18/2010	WD	Q	I	01	429,000	
GRANTOR: STIPCAK DONALD J & JO							
GRANTEE: CARMICHAEL DANE R &							
1527/0824	9/27/2007	QC	U	I	01	100	
GRANTOR: STIPCAK DONALD J & JO							
GRANTEE: LEWANDOWSKI JULIE E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1997] W25 BAS=[YR=1997] N13 STR=[YR=1997] N3W3 PTO=[YR=1997] W12 STR=[YR=1997] W6S3E6N3\$ S3E12N3\$ S3 E3\$ W36 S32 FGR=[YR=1997] S27 E22 N17 E3 N4 W10 N6 W15\$ E15 S6 E10 S4 W3S8E19 FOP=[YR=1997] S3 W2 S2 STR=[YR=1997] S4E10N4W10\$ E10 N2 W2N3 W6\$ E6 S3 E14 N31 U2 L2 W10 D2 L2 W11N9\$S9E11 R2 U2 E10 D2 R2 N6 STR=[YR=1997] E3N3W3S3\$ N3\$.									