

LOT 23
IN OR 1641/1682
OCEAN OAKS PB 6/50

O'DONNELL FRANK J & MARY N
2782 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034-4825

2024

00-00-31-1550-0023-0000



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 50
Interior Floor	15 HARDTILE 50
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	2,325	100	2,325	370,428
FGR	471	55	259	41,265
FOP	76	30	23	3,664
FOP	200	30	60	9,559
STR	30	10	3	478

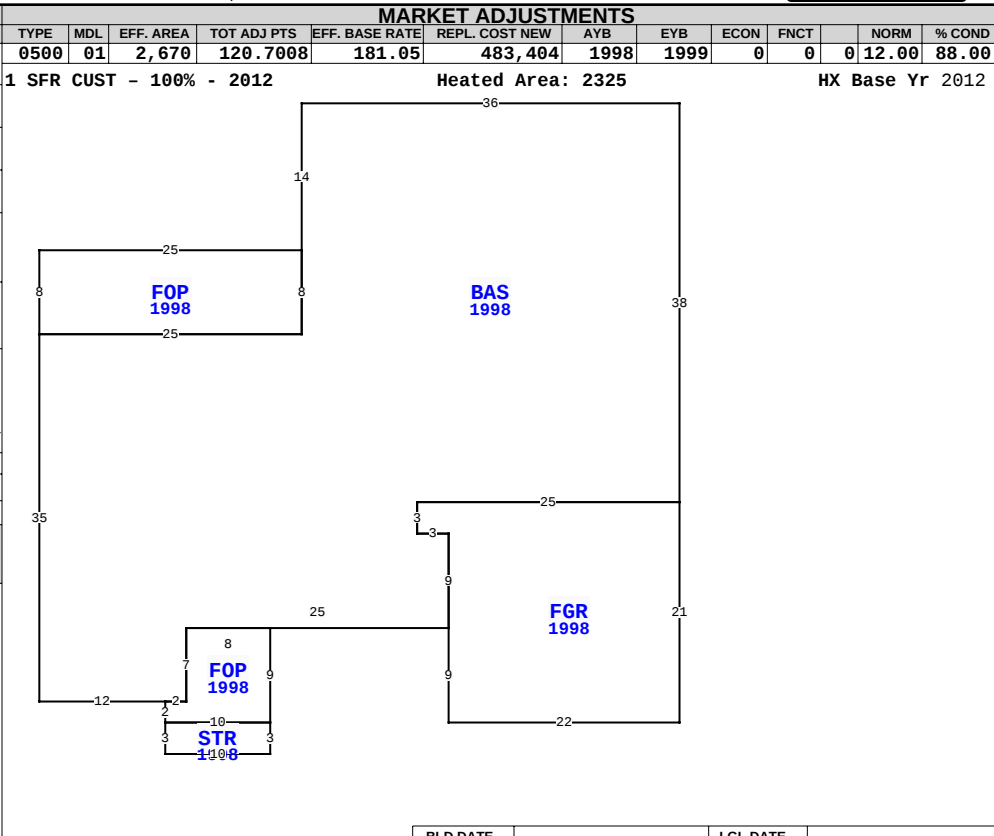
TOTALS	3,102	2,670	425,396
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EXTRA FEATURES	
L N	OB/XF CODE

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	0861	POOL GUNIT	0 100	12	22	264.00	SF	85.00	85.00	100	1998	1998	3	21	4,712	
2	0845	KOOL DECK	0 100	0	0	393.00	SF	10.88	10.88	100	1998	1998	3	75	3,205	
3	0910	SCRN RM L	0 100	15	31	465.00	SF	15.00	15.00	100	1998	1998	3	20	1,395	
4	0810	CONCRETE A	0 100	3	67	201.00	SF	6.50	6.50	100	1998	1998	3	75	980	
5	0810	CONCRETE A	0 100	0	0	1,620.00	SF	6.50	6.50	100	1998	1998	3	75	7,898	
6	0819	CONC 12"	0 100	5	3	15.00	SF	9.50	9.50	100	1998	1998	3	75	107	
7	0819	CONC 12"	0 100	2	4	8.00	SF	9.50	9.50	100	1998	1998	3	75	57	
8	0810	CONCRETE A	0 100	0	0	47.00	SF	6.50	6.50	100	1998	1998	3	75	229	
9	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	75	44	
10	0810	CONCRETE A	0 100	3	6	18.00	SF	6.50	6.50	100	1998	1998	3	75	88	

LAND DESCRIPTION	
L N	USE CODE

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	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							



2782 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
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2782 N OCEAN OAKS DR, FERNANDINA BEACH, FL 32035										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
264.00	SF	85.00	85.00	100	1998	1998	3	21	4,712				
393.00	SF	10.88	10.88	100	1998	1998	3	75	3,205				
465.00	SF	15.00	15.00	100	1998	1998	3	20	1,395				
201.00	SF	6.50	6.50	100	1998	1998	3	75	980				
1,620.00	SF	6.50	6.50	100	1998	1998	3	75	7,898				
15.00	SF	9.50	9.50	100	1998	1998	3	75	107				
8.00	SF	9.50	9.50	100	1998	1998	3	75	57				
47.00	SF	6.50	6.50	100	1998	1998	3	75	229				
9.00	SF	6.50	6.50	100	1998	1998	3	75	44				
18.00	SF	6.50	6.50	100	1998	1998	3	75	88				

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE				425,396
TOTAL MARKET OB/XF VALUE				18,715
TOTAL LAND VALUE - MARKET				225,000
TOTAL MARKET VALUE				669,111
SOH/AGL Deduction				307,019
ASSESSED VALUE				362,092
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				312,092
TOTAL JUST VALUE				669,111
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				650,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120714	NEW SHOWER SYSTEM	5,004	04/24/2012
983559	XFOB	3,912	04/14/1998
983256	SWIM POOL	12,000	03/03/1998
9723369	NEW CONSTR	118,000	12/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1641/1682	9/30/2009	WD	Q	I	01	420,000
GRANTOR: BROWN RODNEY L & DONN						
GRANTEE: O'DONNELL FRANK J &						
0813/0434	11/13/1997	WD	Q	V		51,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BROWN RODNEY L & DO						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 STR=[YR=1998] S3E10N3W10\$ E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S3 E3 S9 \$ N9 W3 N3 E25 N38 \$.	