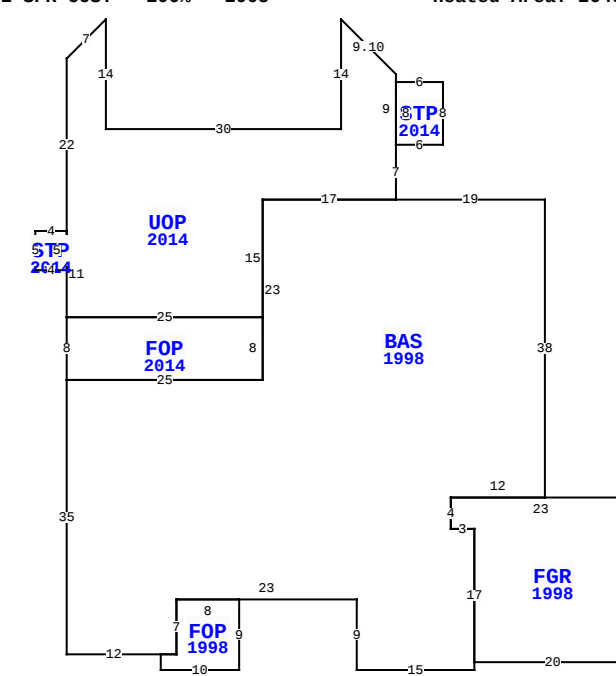


CAPANO JOHN EMMETT/CORNELL JAIME-LYNN
2793 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

00-00-31-1550-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 80										0500 01 3,145 114.7608 172.14 541,380 1998 1998 0 0 12.50 87.50										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 20										1 SFR CUST - 100% - 2005 Heated Area: 2640 HX Base Yr 2005										Tax Group: 2 Tax Dist:									
Roof Structur 08 IRREGULAR 100																				BUILDING MARKET VALUE 473,708									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 51,829									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 225,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 750,537									
Interior Floo 15 HARDTILE 20																				SOH/AGL Deduction 333,589									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 416,948									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 366,948									
Bathrooms 3 100																				TOTAL JUST VALUE 750,537									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 731,952																			
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 2,640 100 2,640 397,644																													
FGR 432 55 238 35,848																													
FOP 76 30 23 3,464																													
FOP 200 30 60 9,037																													
STP 20 10 2 301																													
STP 48 10 5 753																													
UOP 884 20 177 26,660																													
TOTALS 4,300 3,145 473,708																													
EXTRA FEATURES										2793 N OCEAN OAKS DR, FERNANDINA BEACH																			
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										BLD DATE LGL DATE YF DATE LAND DATE INC DATE AG DATE																			
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										08/01/2023 MLU																			
2 0819 CONC 12" 0 100 3 10 30.00 SF 9.50 9.50 100 1998 1998 3 75 214																													
3 0819 CONC 12" 0 100 2 5 10.00 SF 9.50 9.50 100 1998 1998 3 75 71																													
4 0810 CONCRETE A 0 100 3 73 219.00 SF 6.50 6.50 100 1998 1998 3 75 1,068																													
5 0810 CONCRETE A 0 100 0 0 870.00 SF 6.50 6.50 100 1998 1998 3 75 4,241																													
6 0810 CONCRETE A 0 100 4 5 20.00 SF 6.50 6.50 100 1998 1998 3 75 98																													
7 0861 POOL GUNIT 0 100 0 0 416.00 SF 85.00 85.00 100 2014 2014 3 75 26,520																													
8 0911 SCRNM RM A 0 100 0 0 1,321.00 SF 17.50 17.50 100 2014 2014 3 65 15,026																													
9 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2014 2014 3 65 1,300																													
10 0855 CONC PAVER 0 100 0 0 48.00 SF 10.00 10.00 100 2014 2014 3 95 456																													
LAND DESCRIPTION										TOTAL OB/XF 51,829																			
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 1.00 225,000.00 225,000.00 225,000																													
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																			