LOT 25
OCEAN OAKS PB 6/50

NORRIS IVAN SR & PATRICIA ANN L/E/
2775 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

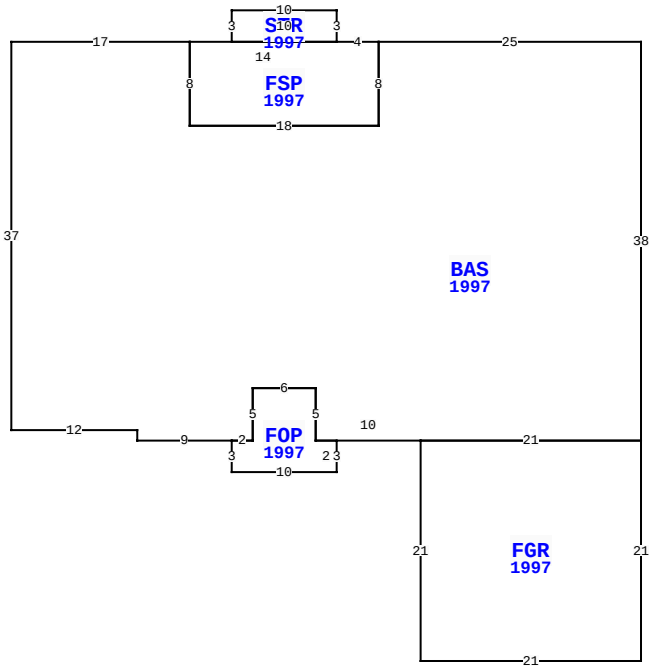
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,094	100	2,094	317,219
FGR	441	55	243	36,812
FOP	60	30	18	2,727
FSP	144	40	58	8,786
STR	30	10	3	454
TOTALS	2,769		2,416	365,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,416	119.6580	179.49	433,648	1997	1997	0	0	0	15.60	84.40

1 SFR CUST – 100% - 2012 Heated Area: 2094 HX Base Yr 2012



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	08/01/2023 MLU
AG DATE	

2775 OCEAN OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,999
TOTAL MARKET OB/XF VALUE		6,993
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		597,992
SOH/AGL Deduction		278,346
ASSESSED VALUE		319,646
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,646
TOTAL JUST VALUE		597,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061529	DEMOLITION	0	06/29/2006
9982B	NEW CONSTR	113,652	08/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/1124	3/05/2021	LE	U	I	11	100
GRANTOR: NORRIS IVAN C SR & PA						
GRANTEE: NORRIS PATRICIA ANN						
1736/1914	4/15/2011	WD	U	I	11	259,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: NORRIS IVAN SR & PA						

BUILDING NOTES

EXTRA FEATURES

LN	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	0	0	883.60	SF	6.50	6.50	100	1997	1997	3	73	4,193	

BUILDING DIMENSIONS

BAS=[YR=1997] W25 FSP=[YR=1997] W4 STR=[YR=1997] N3W10S3E10$ W14S8 E18 N8 $ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S3 E10 N3 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21 $ E21 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 6,993

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS