



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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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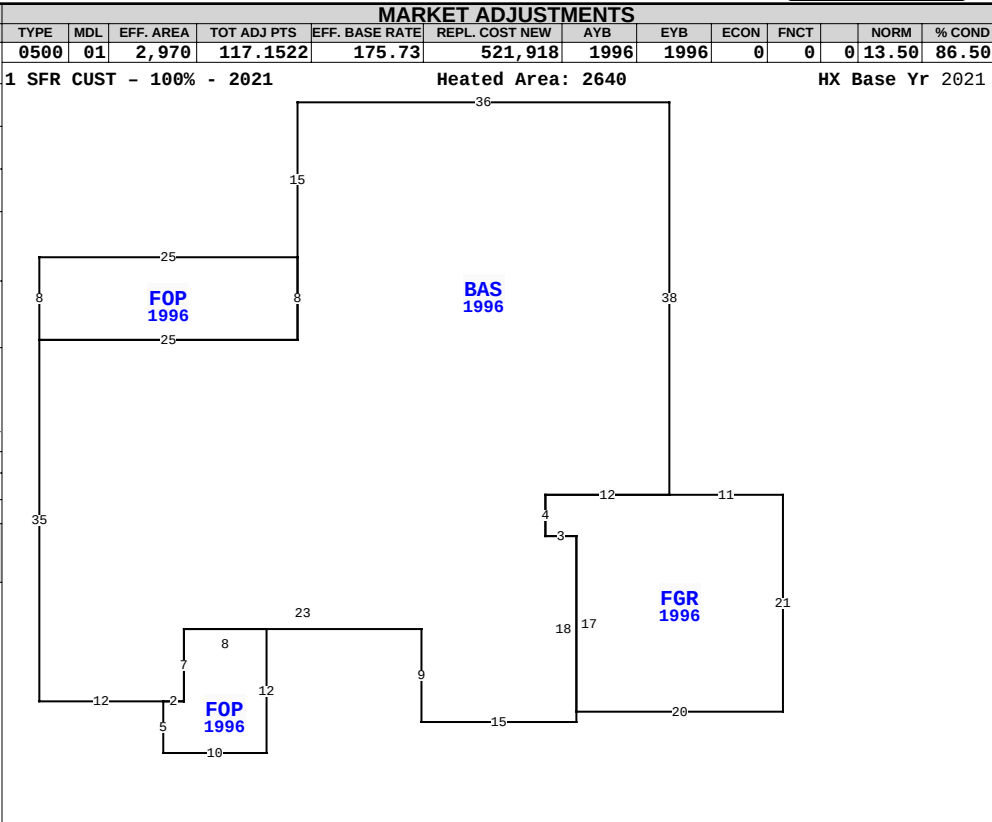
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	401,297
FGR	432	55	238	36,178
FOP	106	30	32	4,864
FOP	200	30	60	9,121

TOTALS	3,378		2,970	451,459
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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	0	0	1,373.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	191.00	SF	85.00
4	0819	CONC 12"	0	100	0	0	314.00	SF	9.50
5	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
6	0910	SCRN RM L	0	100	20	26	520.00	SF	15.00
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00

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

REVIEW DATE	05/12/2019	BY	KBA
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2766 OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	1,373.00	SF	6.50	6.50	100	1996	1996	3	72	6,426	
3	0861	POOL GUNIT	0	100	0	0	191.00	SF	85.00	85.00	100	1996	1996	3	20	3,247	
4	0819	CONC 12"	0	100	0	0	314.00	SF	9.50	9.50	100	1996	1996	3	72	2,148	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1996	1996	3	20	800	
6	0910	SCRN RM L	0	100	20	26	520.00	SF	15.00	15.00	100	1996	1996	3	20	1,560	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	20	240	

TOTAL OB/XF													17,186		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000.00				

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		451,459	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		693,645	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,000	
ASSESSED VALUE		BASE TAXABLE VALUE		441,583	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		673,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9610160	XFOB	2,900	11/25/1996
9610141	SWIM POOL	14,200	11/14/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2700/399	3/15/2024	WD Q	I	01	
GRANTOR: MICHALSKI TROY D & KA					
GRANTEE: DEEMS RYAN F & JOAN					
2332/0509	1/10/2020	WD Q	I	01	
GRANTOR: RANDLE REBECCA K					
GRANTEE: MICHALSKI TROY D &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1996] W11BAS=[YR=1996] N38 W36 S15 FOP=[YR=1996] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1996] S5 E10 N12 W8 S7 W2 \$ E2 N7 E23 S9 E15 N18 W3 N4 E12 \$ W12 S4 E3 S17 E20 N21 \$.									