



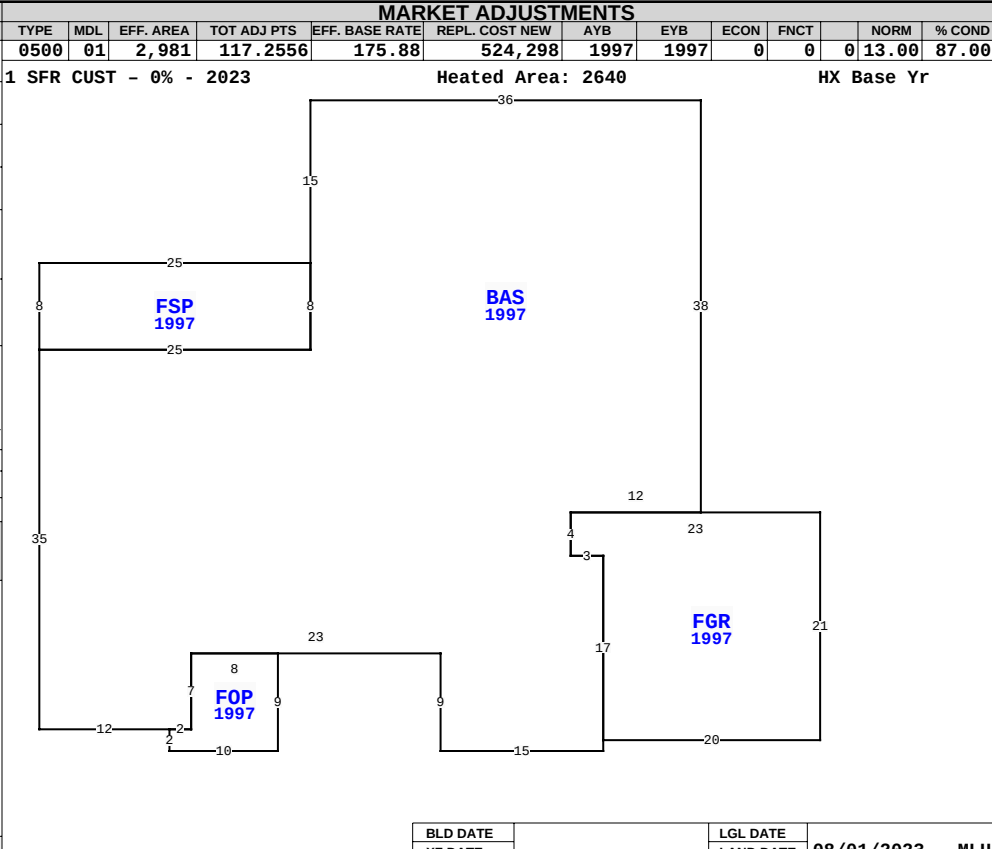
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	403,961
FGR	432	55	238	36,417
FOP	76	30	23	3,519
FSP	200	40	80	12,241
TOTALS	3,348		2,981	456,139

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	0	0	0	116.00	SF	9.50	9.50	
3	0810	CONCRETE A	0	0	3	41	123.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	946.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	



2791 S OCEAN OAKS DR, FERNANDINA BEACH											
TOTAL OB/XF 8,677											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		456,139	
TOTAL MARKET OB/XF VALUE		8,677	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		689,816	
SOH/AGL Deduction		0	
ASSESSED VALUE		689,816	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		689,816	
TOTAL JUST VALUE		689,816	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10174B	NEW CONSTR	139,000	12/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1581	3/08/2024	WD	Q	I	02	1,115,000
GRANTOR: LEFTIN HOWARD & JUDIT						
GRANTEE: POWELL PAUL MARK &						
2541/0468	2/18/2022	WD	U	I	11	100
GRANTOR: LEFTON HOWARD & JUDIT						
GRANTEE: LEFTIN FAMILY TRUST						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W36 S15 FSP=[YR=1997] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1997] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1997] E20 N21 W23 S4 E3 S17 \$ N17 W3 N4 E12 N38 \$											