



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 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
NEIGHBORHOOD/LOC	1080.00	

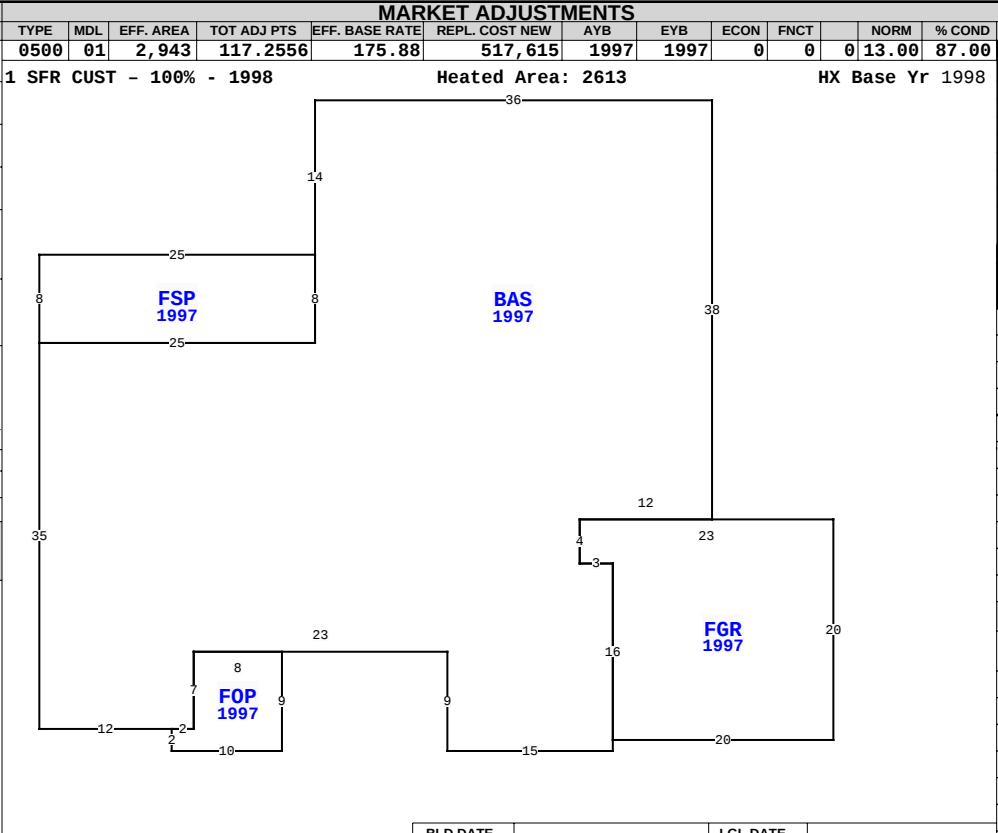
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	399,829
FGR	412	55	227	34,735
FOP	76	30	23	3,519
FSP	200	40	80	12,241

TOTALS	3,301	2,943	450,325
EXTRA FEATURES			

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	1997	1997	3	80	2,800
2	0819	CONC 12"	0	100	0	0		55.00	SF 9.50	9.50	100	1997	1997	3	73	381
3	0810	CONCRETE A	0	100	0	0		903.00	SF 6.50	6.50	100	1997	1997	3	73	4,285

LAND DESCRIPTION			TOTAL OB/XF 7,466													
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
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

REVIEW DATE	05/12/2019	BY	KBA
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2777 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		450,325	
TOTAL MARKET OB/XF VALUE		7,466	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		682,791	
SOH/AGL Deduction		398,027	
ASSESSED VALUE		284,764	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		234,764	
TOTAL JUST VALUE		682,791	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		662,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040735	REPAIR/RRF	1,000	04/15/2004
983004	XFOB	1,800	01/13/1998
10522B	NEW CONSTR	160,000	06/04/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0815/1915	12/09/1997	WD	Q	I	
					255,300
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: HOUSEWORTH LLOYD D					
0790/1235	4/17/1997	WD	U	V	19
					36,300
GRANTOR: OCEAN OAKS LTD					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1997] W36 S14 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 N20 W23 S4 E3 S16\$ N16 W3 N4 E12 N38\$.															