

LOT 34  
IN OR 1866/775  
OCEAN OAKS PB 6/50

DEEMS RYAN F & JOANNA  
2769 S OCEAN OAKS DR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0034-0000



| 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                 | 3  | 100            |
| Bathrooms                | 2  | 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       | 2,322            | 100         | 2,322        | 355,292              |
| FGR       | 474              | 55          | 261          | 39,936               |
| FOP       | 76               | 30          | 23           | 3,519                |
| FSP       | 200              | 40          | 80           | 12,241               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,072 |  | 2,686 | 410,988 |
|--------|-------|--|-------|---------|

| 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              | 0819       | CONC 12"    | 0   | 100 | 3  | 10 | 30.00  | SF | 9.50     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 3  | 28 | 84.00  | SF | 6.50     |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 651.00 | SF | 6.50     |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 3  | 3  | 9.00   | SF | 6.50     |
| 6              | 1242       | WD DECK A   | 0   | 100 | 16 | 4  | 64.00  | SF | 10.00    |
| 7              | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 548.00 | SF | 10.00    |

| 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 |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0500                     | 01  | 2,686     | 116.5824    | 174.87         | 469,701        | 1998 | 1998 | 0    | 0    | 12.50 | 87.50  |
| 1 SFR CUST - 100% - 2014 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2322        |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2014          |     |           |             |                |                |      |      |      |      |       |        |
|                          |     |           |             |                |                |      |      |      |      |       |        |

|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 2769 S 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       | 1998    | 1998        | 3 | 81     | 2,835           |       |
| 2   | 0819       | CONC 12"    | 0   | 100 | 3  | 10 | 30.00  | SF | 9.50     | 9.50           | 100       | 1998    | 1998        | 3 | 75     | 214             |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 3  | 28 | 84.00  | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 75     | 410             |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 651.00 | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 75     | 3,174           |       |
| 5   | 0810       | CONCRETE A  | 0   | 100 | 3  | 3  | 9.00   | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 75     | 44              |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 16 | 4  | 64.00  | SF | 10.00    | 10.00          | 100       | 1998    | 1998        | 3 | 20     | 128             |       |
| 7   | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 548.00 | SF | 10.00    | 10.00          | 100       | 2013    | 2013        | 3 | 71     | 3,891           |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |            |  |  |  | 10,696 |  |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|--|--|--|--------|--|--|
| 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 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| 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 |  | TOTAL LAND VALUE - MARKET |   |
| TOTAL MARKET VALUE      |  | SOH/AGL Deduction        |  | ASSESSED VALUE            |   |
| TOTAL EXEMPTION VALUE   |  | HX HB                    |  | BASE TAXABLE VALUE        |   |
| TOTAL JUST VALUE        |  | NCON VALUE               |  | INCOME VALUE              |   |
| PREVIOUS YEAR MKT VALUE |  |                          |  |                           |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20131775   | ALUMFNCC    | 0       | 07/26/2013 |
| 20041044   | H/AC        | 5,000   | 06/08/2004 |
| 9723038    | NEW CONSTR  | 168,000 | 09/15/1997 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1866/0775                    | 6/27/2013 | WD        | Q   | I   | 02     |
| GRANTOR: DOYLE THOMAS D      |           |           |     |     |        |
| GRANTEE: DEEMS RYAN F & JOAN |           |           |     |     |        |
| 0795/1116                    | 6/04/1997 | WD        | Q   | V   |        |
| GRANTOR: BRYLEN HOMES        |           |           |     |     |        |
| GRANTEE: DOYLE THOMAS D & BA |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W36 S14 FSP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$ . |  |  |  |  |  |  |  |  |  |