LOT 35
IN OR 1952/265
OCEAN OAKS PB 6/50

HAGY GEORGE M &/FERGUSON EDWARD J
2761 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0035-0000

BUILDING CHARACTERISTICS

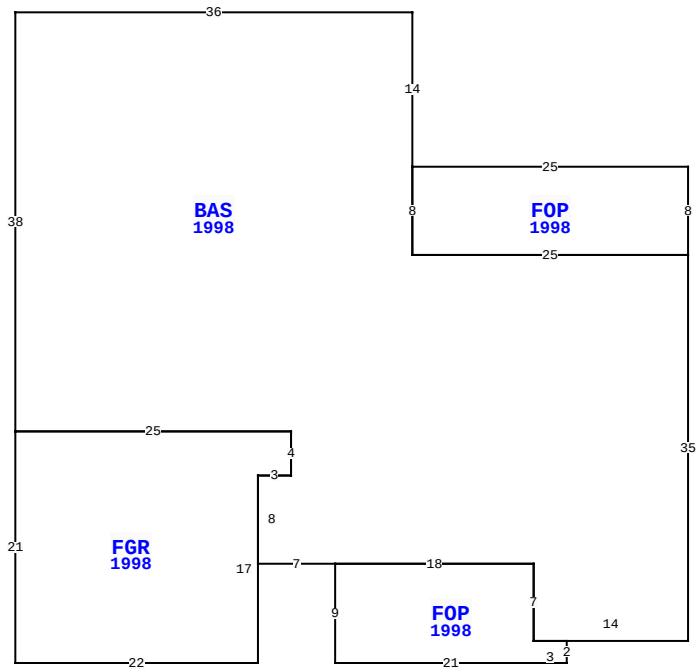
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	168	30	50	7,651
FOP	200	30	60	9,181
TOTALS	3,164		2,693	412,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,693	116.5824	174.87	470,925	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2016 Heated Area: 2322 HX Base Yr 2016



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

2761 S OCEAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		412,059
TOTAL MARKET OB/XF VALUE		7,302
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		644,361
SOH/AGL Deduction		255,758
ASSESSED VALUE		388,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,603
TOTAL JUST VALUE		644,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983055	NEW CONSTR	119,000	01/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1952/0265	12/05/2014	WD	Q	I	02	375,000
GRANTOR: DYER THOMPSON B & MAR						
GRANTEE: HAGY GEORGE M & EDW						
0840/0519	7/08/1998	WD	Q	I		230,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: DYER THOMPSON B & M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W25 BAS=[YR=1998] N14 W36 S38 FGR=[YR=1998] S21 E22 N17 E3 N4 W25 $ E25 S4 W3 S8 E7 FOP=[YR=1998] S9 E21 N2 W3 N7 W18 $ E18 S7 E14 N35 W25 N8 $ S8 E25 N8 $.

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	1998	1998	3	81	2,835	
2	1241	WD DECK G	0	100	0	0	121.00	UT	11.50	11.50	100	1998	1998	3	26	362	
3	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	1998	1998	3	75	171	
4	0810	CONCRETE A	0	100	3	29	87.00	SF	6.50	6.50	100	1998	1998	3	75	424	
5	0810	CONCRETE A	0	100	16	45	720.00	SF	6.50	6.50	100	1998	1998	3	75	3,510	

LAND DESCRIPTION

TOTAL OB/XF 7,302

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS