



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 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,819	100	1,819	290,774
FGR	600	55	330	52,752
FOP	57	30	17	2,718
FSP	300	40	120	19,183
FSP	96	40	38	6,074
FUS	369	100	369	58,986

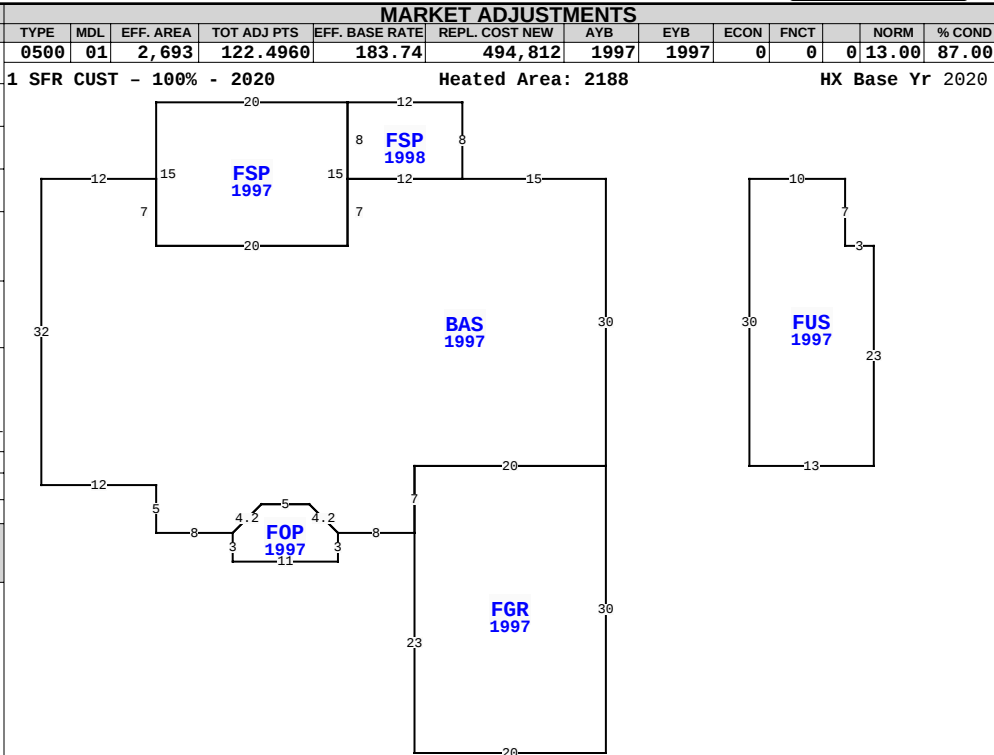
TOTALS	3,241		2,693	430,486
--------	-------	--	-------	---------

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	28.00	SF	9.50	9.50	100	1997	1997	3	73	194	
3	0810	CONCRETE A	0	100	0	0	886.00	SF	6.50	6.50	100	1997	1997	3	73	4,204	
4	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240	
5	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	1998	1998	3	75	143	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

2747 S OCEAN OAKS DR, FERNANDINA BEACH

TOTAL OB/XF															7,581
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,486
TOTAL MARKET OB/XF VALUE		7,581
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		663,067
SOH/AGL Deduction		215,379
ASSESSED VALUE		447,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		397,688
TOTAL JUST VALUE		663,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983280	REMODEL	3,075	03/03/1998
10601B	NEW CONSTR	153,000	07/14/1997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983280	REMODEL	3,075	03/03/1998
10601B	NEW CONSTR	153,000	07/14/1997

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1997] W15 FSP=[YR=1998] N8 W12 FSP=[YR=1997] W20 S15 E20 N15 \$ S8 E12 \$ W12 S7 W20 N7 W12 S32 E12 S5 E8 FOP=[YR=1997] S3 E11N3 L3 U3 W5 D3 L3 \$ U3 R3 E5 D3 R3 E8 FGR=[YR=1997] S23 E20 N30 W20 S7 \$ N7 E20 N30 \$ PTR= E15 FUS=[YR=1997] E10 S7 E3 S23 W13 N30 \$ W15 \$.						