

MARC CHRISANN
2754 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

00-00-31-1550-0044-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

16WD FR STUC 80

17CB STUCCO 20

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

15HARDTILE 20

03CENTRAL 100

04AIR DUCTED 100

4100

2100

02WOOD FRAME 100

1.1.100

0100

00NONE 100

05Quality Level 05

0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1080.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,1101002,110323,928

BAS12810012819,651

DCK48210487,369

FGR4415524337,306

FOP5030152,303

STR12101153

STR16102307

TOTALS3,2392,547391,016

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199719973802,800

20819CONC 12"01002612.00SF9.509.501001997199737383

30810CONCRETE A0100001,562.00SF6.506.50100199719973737,412

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100C SFR1000003R-10.000.001.00LT1.001.001.00225,000.00225,000.00225,000

REVIEW DATE05/12/2019BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0500012,547117.6384176.46449,444199719970013.0087.00

1 SFR CUST - 100% - 2019Heated Area: 2238HX Base Yr 2019

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

08/01/2023MLU

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

2206/14406/26/2018WDQI01488,500

GRANTOR: CARROLL BOBBY L & DEB

GRANTEE: MARC CHRISANN

0795/14476/05/1997WDQV45,000

GRANTOR: BRYLEN HOMES LTD

GRANTEE: CARROLL BOBBY L & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W25 DCK=[YR=2008] N11 W11 N4 STR=[YR=2008] E4 N4 W4 S4\$ N4 W19 S8 STR=[YR=2008] W3 S4 E3 N4\$ S11 E12 BAS=[YR=2008] S8 E16 N8 W16\$ E18\$ W2 S8 W16 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21\$ E21 N38\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE391,016

TOTAL MARKET OB/XF VALUE10,295

TOTAL LAND VALUE - MARKET225,000

TOTAL MARKET VALUE626,311

SOH/AGL Deduction208,533

ASSESSED VALUE417,778

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE367,778

TOTAL JUST VALUE626,311

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE609,121

PERMIT NUMDESCRIPTIONAMTISSUED

20081556XFOB2,00010/09/2008

20081274REPAIR/RRF2,15008/06/2008

10585BNEW CONSTR148,37007/07/1997

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