

LOT 45
IN OR 857/1724
OCEAN OAKS PB 6/50

LAUBACH RUSSELL S & KAREN L
2766 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0045-0000



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	1,865	100	1,865	294,899
FGR	441	55	243	38,424
FOP	61	30	18	2,847
FOP	120	30	36	5,692

TOTALS 2,487 2,162 341,861

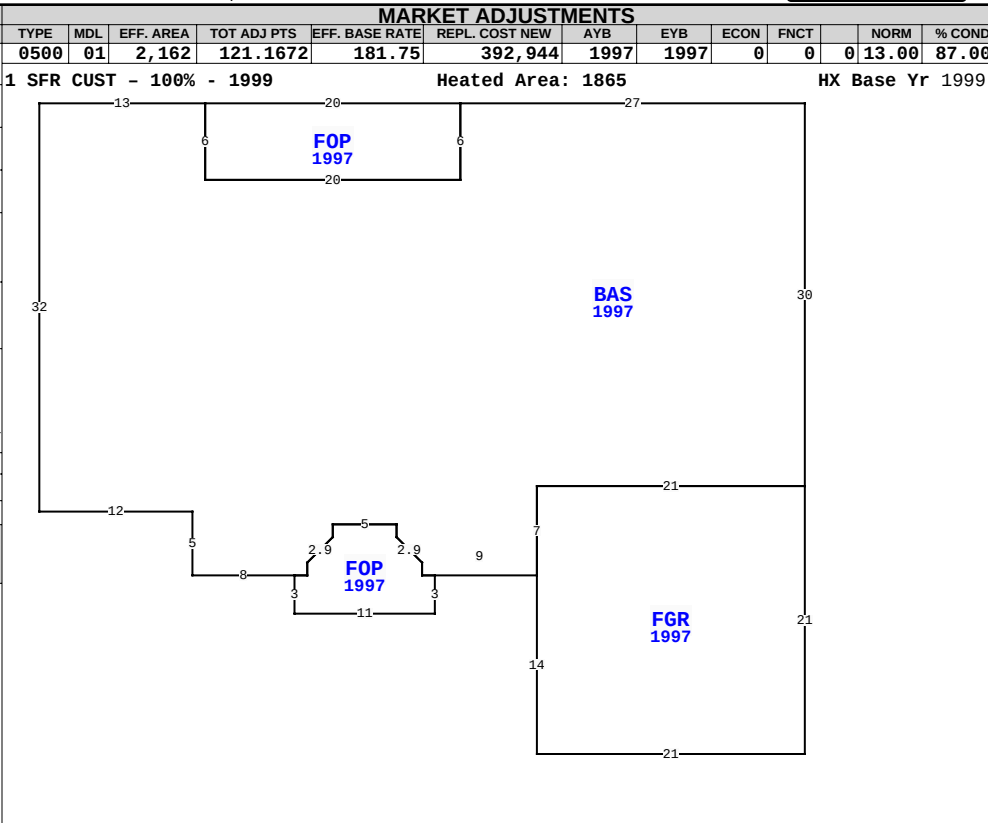
EXTRA FEATURES

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	0861	POOL GUNIT	0 100	11	24	264.00	SF	85.00	85.00	100	1997	1997	3	20	4,488	
3	0810	CONCRETE A	0 100	0	0	504.00	SF	6.50	6.50	100	1997	1997	3	73	2,391	
4	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	20	240	
5	0910	SCRN RM L	0 100	16	48	768.00	SF	15.00	15.00	100	1997	1997	3	20	2,304	
6	0810	CONCRETE A	0 100	0	0	39.00	SF	6.50	6.50	100	1997	1997	3	73	185	

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							

REVIEW DATE 05/12/2019 BY KBA



2766 S OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE 08/01/2023 MLU

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF 12,408																
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TOTAL OB/XF 12,408																
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Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,861
TOTAL MARKET OB/XF VALUE		12,408
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		579,269
SOH/AGL Deduction		324,745
ASSESSED VALUE		254,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,524
TOTAL JUST VALUE		579,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10448-B	XFOB	4,952	04/22/1997
10389-B	SWIM POOL	12,000	03/19/1997
10276-B	NEW CONSTR	130,000	01/29/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0857/1724	12/04/1998	WD	Q	I		235,800

GRANTOR: TAYLOR MARY V

GRANTEE: LAUBACH RUSSELL S &

0781/1148 1/08/1997 WD Q V 45,000

GRANTOR: OCEAN OAKS LTD

GRANTEE: TAYLOR MARY V

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=1997] W27 FOP=[YR=1997] W20 S6 E20 N6 \$ S6 W20 N6 W13 S32 E12 S5 E8 FOP=[YR=1997] S3 E11 N3 W1 L2 U2 N1W5S1 D2 L2 S1W1\$ E1N1 U2 R2 N1E5S1 D2 R2 S1E9 FGR=[YR=1997] S14 E21 N21 W21 S7 \$ N7 E21 N30 \$.

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