



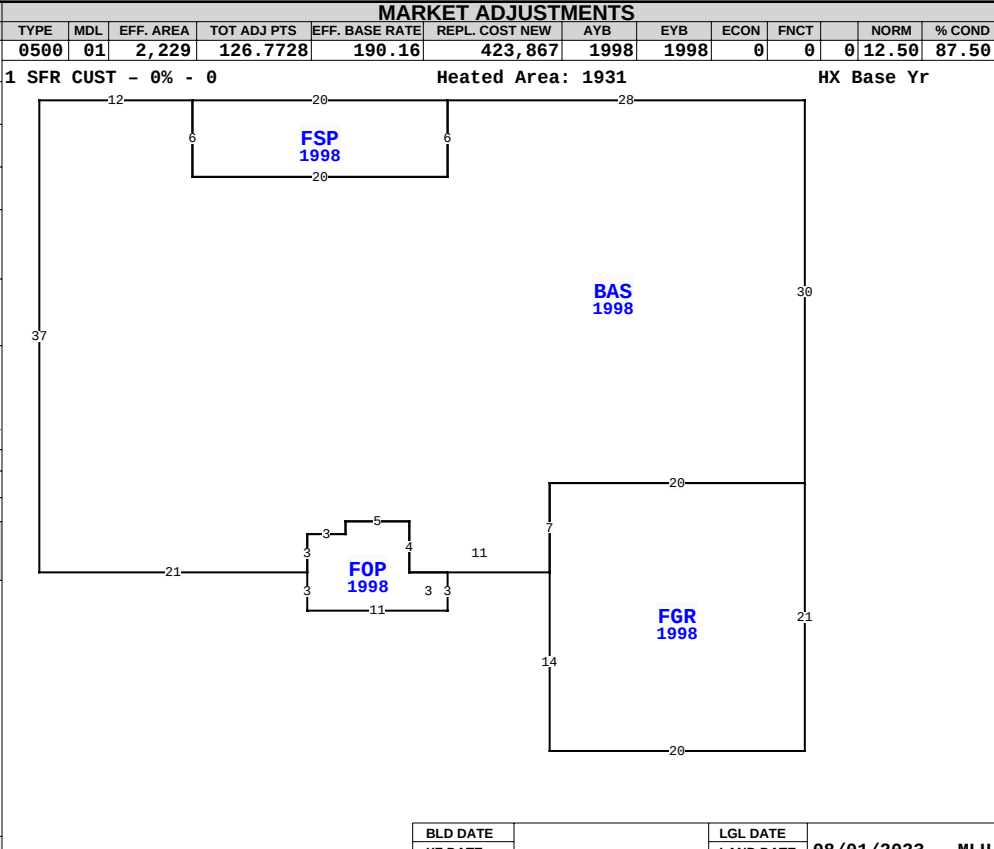
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	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	1,931	100	1,931	321,299
FGR	420	55	231	38,436
FOP	62	30	19	3,161
FSP	120	40	48	7,987
TOTALS	2,533		2,229	370,884

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	
3	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	786.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	



2772 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			370,884
TOTAL MARKET OB/XF VALUE			7,468
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			603,352
SOH/AGL Deduction			84,430
ASSESSED VALUE			518,922
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			518,922
TOTAL JUST VALUE			603,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			587,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972104	NEW CONSTR	148,000	09/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1503	12/28/2022	QC	U	I	11	100
GRANTOR: WAKEFORD ANDREW E & G						
GRANTEE: ANDREW E & GRECIA J						
2048/0695	5/25/2016	WD	Q	I	01	350,000
GRANTOR: HALE MARY C						
GRANTEE: WAKEFORD ANDREW E &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W28 FSP=[YR=1998] W20 S6 E20 N6 \$ S6 W20 N6 W12 S37 E21 FOP=[YR=1998] S3 E11 N3 W3 N4 W5 S1 W3 S3 \$ N3 E3 N1 E5 S4 E11 FGR=[YR=1998] S14 E20 N21 W20 S7 \$ N7 E20 N30 \$.											