LOT 47
OCEAN OAKS PB 6/50

HARRIS DAVID E
2788 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0047-0000

BUILDING CHARACTERISTICS

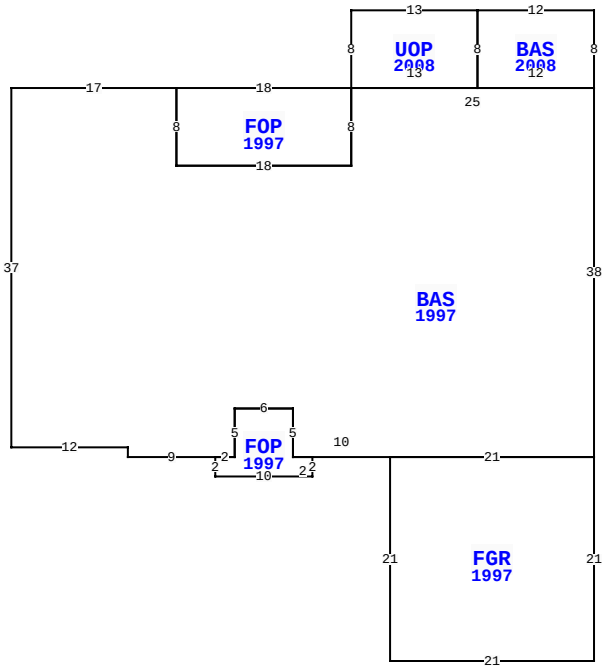
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,094	100	2,094	345,136
BAS	96	100	96	15,823
FGR	441	55	243	40,051
FOP	50	30	15	2,473
FOP	144	30	43	7,087
UOP	104	20	21	3,461
TOTALS	2,929		2,512	414,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,512	126.2976	189.45	475,898	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 0% - 2023 Heated Area: 2190 HX Base Yr



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

2788 S OCEAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	414,031
TOTAL MARKET OB/XF VALUE	9,262
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	648,293
SOH/AGL Deduction	0
ASSESSED VALUE	648,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	648,293
TOTAL JUST VALUE	648,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061533	MECH OTHER	500	06/30/2006
20061340	OTHER	4,950	06/15/2006
20061313	REMODEL	1,500	06/12/2006
20053055	ADDITION	35,000	11/21/2005
20051372	REMODEL	3,500	03/09/2005
20051371	REMODEL	5,000	03/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1579	11/03/2022	QC	U	I	11	100
GRANTOR: HUMPHRIES ANN B						
GRANTEE: HARRIS DAVID E						
2306/1087	9/23/2019	WD	Q	I	01	470,000
GRANTOR: SANCHEZ MICHAEL G & I						
GRANTEE: HUMPHRIES ANN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 UOP=[YR=2008] W13 S8 FOP=[YR=1997] W18
BAS=[YR=1997] 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 W25 S8 W18 N8$ S8 E18 N8$ E13 N8$ S8 E12 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0819	CONC 12"	0	0	3	10	30.00	SF	9.50	9.50	100	1997	1997	3	73	208	
3	0810	CONCRETE A	0	0	0	0	1,318.00	SF	6.50	6.50	100	1997	1997	3	73	6,254	

LAND DESCRIPTION

TOTAL OB/XF 9,262

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	0	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