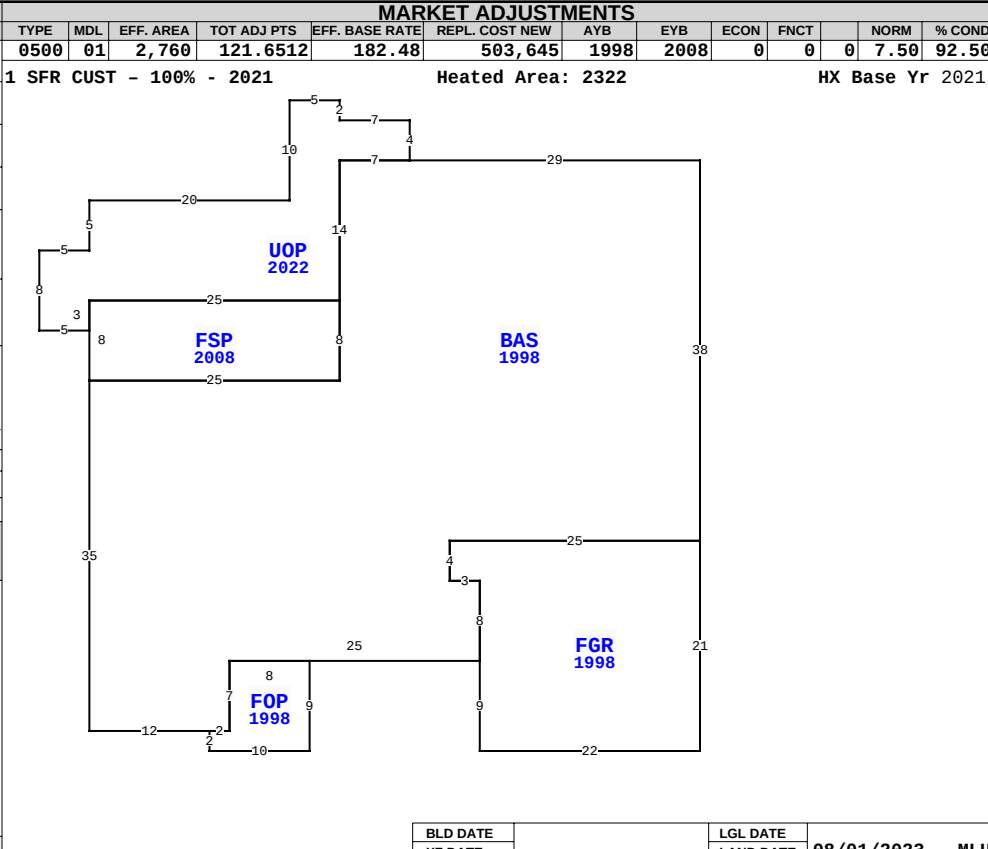




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	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	2,322	100	2,322	391,940
FGR	474	55	261	44,055
FOP	76	30	23	3,882
FSP	200	40	80	13,503
UOP	368	20	74	12,491
TOTALS	3,440		2,760	465,872



2792 S OCEAN OAKS DR, FERNANDINA BEACH

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

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	1998	1998	3	81	2,835	
2	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1998	1998	3	75	214	
3	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	1998	1998	3	75	86	
4	0855	CONC PAVER	0	100	0	0	111.00	SF	10.00	10.00	100	2022	2022	3	100	1,110	
5	0855	CONC PAVER	0	100	0	0	704.00	SF	10.00	10.00	100	2022	2022	3	100	7,040	
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1998	1998	3	20	19	
7	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2022	2022	3	98	7,762	
8	0911	SCRN RM A	0	100	25	20	500.00	SF	17.50	17.50	100	2022	2022	3	97	8,488	
9	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2021	2021	3	95	16,150	

LAND DESCRIPTION										TOTAL OB/XF							43,704	
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	L VA	
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		
REVIEW DATE		07/21/2022		BY DJ		Total Acres: 0.00		Total Land Value: 225,000				Market: 0				Agricultural: 0		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE						465,872
TOTAL MARKET OB/XF VALUE						43,704
TOTAL LAND VALUE - MARKET						225,000
TOTAL MARKET VALUE						734,576
SOH/AGL Deduction						197,458
ASSESSED VALUE						537,118
TOTAL EXEMPTION VALUE				HX HB DX		55,000
BASE TAXABLE VALUE						482,118
TOTAL JUST VALUE						734,576
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						714,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211576	SWIM POOL	0	10/13/2021
20053123	DEMOLITION	0	12/08/2005
972587	NEW CONSTR	120,000	04/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1496	11/24/2020	WD	Q	I	01	565,000
GRANTOR: SCHEURING JEFFREY J &						
GRANTEE: PULLAN MARIE & CHRI						
1842/1848	2/27/2013	WD	Q	I	02	280,000
GRANTOR: CROSSMAN ARTHUR W & A						
GRANTEE: SCHEURING JEFFREY J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W29 UOP=[YR=2022] N4 W7 N2 W5 S10 W20 S5 W5 S8 E5 N3 E25 N14 E7\$ W7 S14 FSP=[YR=2008] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.									