LOT 52
IN OR 2142/1562
OCEAN OAKS PB 6/50

GESSNER STEPHEN L/MINDER KATHLEEN A
1008 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1550-0052-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

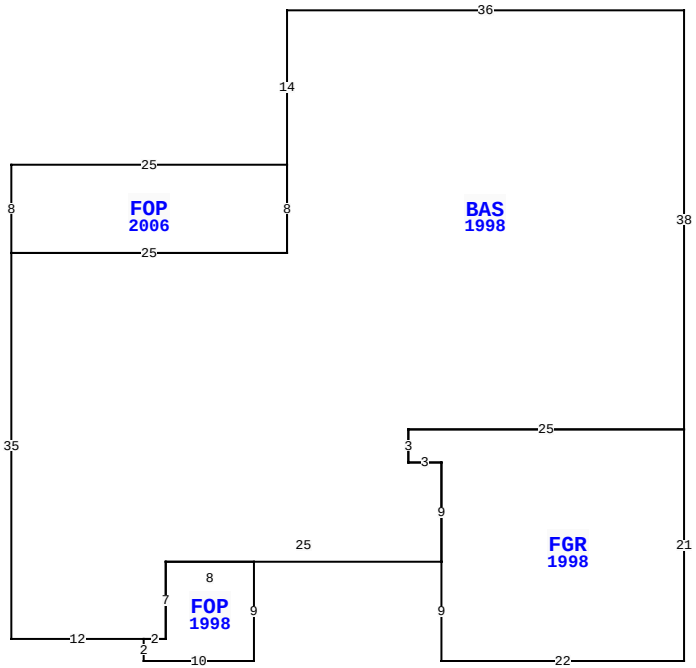
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 17 | CB STUCCO 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| 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 | 2,325 | 100 | 2,325 | 368,323 |
| FGR | 471 | 55 | 259 | 41,031 |
| FOP | 76 | 30 | 23 | 3,644 |
| FOP | 200 | 30 | 60 | 9,505 |
| TOTALS | 3,072 | | 2,667 | 422,502 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,667 | 120.7008 | 181.05 | 482,860 | 1998 | 1998 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST – 100% - 2019 Heated Area: 2325 HX Base Yr 2019




1008 S OCEAN OAKS DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 422,502 |
| TOTAL MARKET OB/XF VALUE | | 29,092 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 676,594 |
| SOH/AGL Deduction | | 211,570 |
| ASSESSED VALUE | | 465,024 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 415,024 |
| TOTAL JUST VALUE | | 676,594 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 659,703 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20090977 | H/AC | 3,000 | 07/23/2009 |
| 20062381 | XFOB | 4,530 | 10/23/2006 |
| 20053126 | REMODEL | 1,000 | 12/08/2005 |
| 20052925 | DEMOLITION | 1,000 | 10/27/2005 |
| 20052871 | SWIM POOL | 30,000 | 10/18/2005 |
| 2003960 | OTHER | 3,079 | 09/14/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2142/1562 | 8/25/2017 | WD | Q | I | 02 | 477,500 |
| GRANTOR: JENEY JAYNE E | | | | | | |
| GRANTEE: GESSNER STEPHEN L & | | | | | | |
| 1298/1440 | 3/01/2005 | WD | Q | I | | 410,000 |
| GRANTOR: BRYANT JAMES M & RAMO | | | | | | |
| GRANTEE: JENEY JAYNE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W36 S14 FOP=[YR=2006] 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 S3 E3 S9 $ N9 W3 N3 E25 N38 $ .

## EXTRA FEATURES

| LN | 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 | 2 | 8 | 16.00 | SF | 9.50 | 9.50 | 100 | 1998 | 1998 | 3 | 75 | 114 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 3 | 30 | 90.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 439 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 16 | 44 | 704.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 3,432 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 316.00 | SF | 85.00 | 85.00 | 100 | 2006 | 2006 | 3 | 44 | 11,818 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2006 | 2006 | 3 | 27 | 1,080 | |
| 7 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 434.00 | SF | 14.50 | 14.50 | 100 | 2006 | 2006 | 3 | 87 | 5,475 | |
| 8 | 0910 | SCRN RM L | 0 | 100 | 25 | 30 | 750.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 27 | 3,038 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 330.00 | SF | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 87 | 861 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,092

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 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 Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS