

BLOCK 19 E 52.5' OF LOTS 21-25  
& PT LOT 1 W OF 21-25 &  
LOTS 19 & 20

BAILEY WILLIAM R JR  
2740-B OCKLAWAHA AVE  
FERNANDINA BEACH, FL 32034

2024

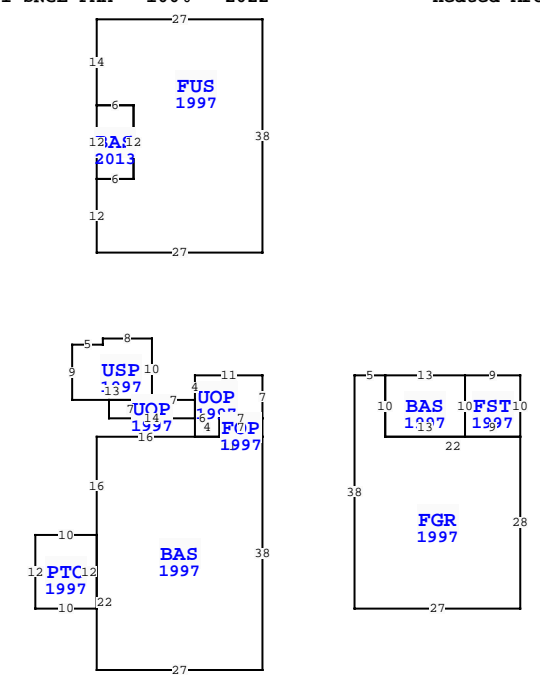
00-00-31-1680-0019-0211



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	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	3. 3. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,751	113.9040	142.38	391,687	1997	1997	0	0	13.00	87.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			340,768
TOTAL MARKET OB/XF VALUE			3,640
TOTAL LAND VALUE - MARKET			241,498
TOTAL MARKET VALUE			585,906
SOH/AGL Deduction			74,092
ASSESSED VALUE			511,814
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			461,814
TOTAL JUST VALUE			585,906
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			570,825



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100	130	16,103
BAS	1,026	100	1,026	127,091
BAS	72	100	72	8,918
FGR	806	55	443	54,874
FOP	21	30	6	743
FST	90	55	50	6,194
FUS	954	100	954	118,173
PTO	120	5	6	743
UOP	42	20	8	991
UOP	89	20	18	2,230
TOTALS	3,475		2,751	340,768

\*\* This building has 11 Sub-Areas  
2740-B OCKLAWAHA AV, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122353	ROOF	500	11/21/2012
20122343	CLSBAL	7,500	11/19/2012
20121175	MOD DECK	5,000	06/19/2012
B972125	ADDITION	3,800	10/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0131	4/29/2021	WD	Q	I	01	530,000
GRANTOR: CARTER KOURI D & LIND						
GRANTEE: BAILEY WILLIAM R JR						
2108/1390	3/15/2017	WD	Q	I	01	355,000
GRANTOR: KESSLER SCOTT A & ELI						
GRANTEE: CARTER KOURI D & LI						

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	1997	1997	3	73	3,610	
2	1242	WD DECK A	0	100	0	0		10.00	10.00	100	1997	1997	3	20	30	

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1997] W1 S4 UOP=[YR=1997] W7 USP=[YR=1997] N10 W8 S1 W5 S9 E13 \$ W7 S3 E14 N3 \$ S6 BAS=[YR=1997] W16 S16 PTO=[YR=1997] W10 S12 E10 N12 \$ S22 E27 N38 FOP=[YR=1997] N3 W7 S3 E7 \$ W11 \$ E4 N3 E7 N7 \$ PTR= N20 FUS=[YR=1997] N38 W27 S14 BAS=[YR=2013] S12 E6 N12 W6 \$ E6 S12 W6 S12 E27 \$ S20 \$ PTR= E15 FGR=[YR=1997] E5 BAS=[YR=1997] E13 FST=[YR=1997] E9 S10 W9 N10 \$ S10 W13 N10 \$ S10 E22 S28 W27 N38 \$ W15 \$ .	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		R-2	52.00	130.00	52.50	FF		1.00	1.00	1.11	2,900.00	3,219.00	168,998									
2	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	0.50	2,900.00	1,450.00	72,500									