LOT 89
IN OR 2229/730
GA FDNA BEACH SUB

MANN JEAN D L/E/
2048 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

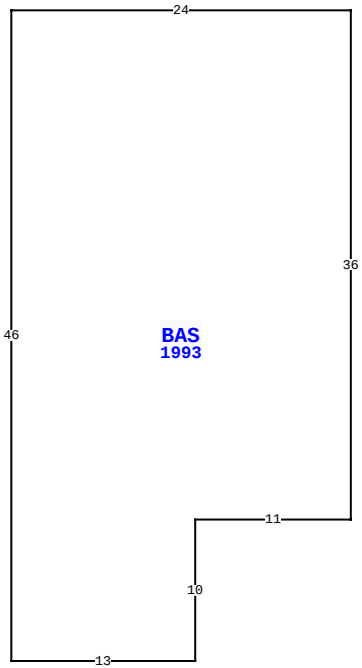
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100	1993	994	118,381
TOTALS	994			994	118,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	994	106.9200	168.93	167,916	1944	1980	0	0	0	29.50	70.50

1 SFR CUST – 0% - 0 Heated Area: 994 HX Base Yr



635 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,381
TOTAL MARKET OB/XF VALUE	577
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,068,958
SOH/AGL Deduction	313,985
ASSESSED VALUE	754,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	754,973
TOTAL JUST VALUE	1,068,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	913,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983329	REPAIR/RRF	1,000	03/11/1998
8025	REPAIR/RRF	800	12/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2229/0730	10/09/2018	LE	U	I	11	100
GRANTOR: MANN JEAN D						
GRANTEE: HICKEY LISA ANNE &						
1878/1477	9/12/2013	PR	U	I	19	100
GRANTOR: MANN JEAN D P/R						
GRANTEE: MANN JEAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S46 E13 N10E11 N36 $.

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	0810	CONCRETE A	0	0	37	8	296.00	SF	6.50	6.50	100	1980	1980	3	30	577	

LAND DESCRIPTION

TOTAL OB/XF 577

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	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS