

LOT 27B IN OR 867/1387
NATURES WALK PB5/202

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-027B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

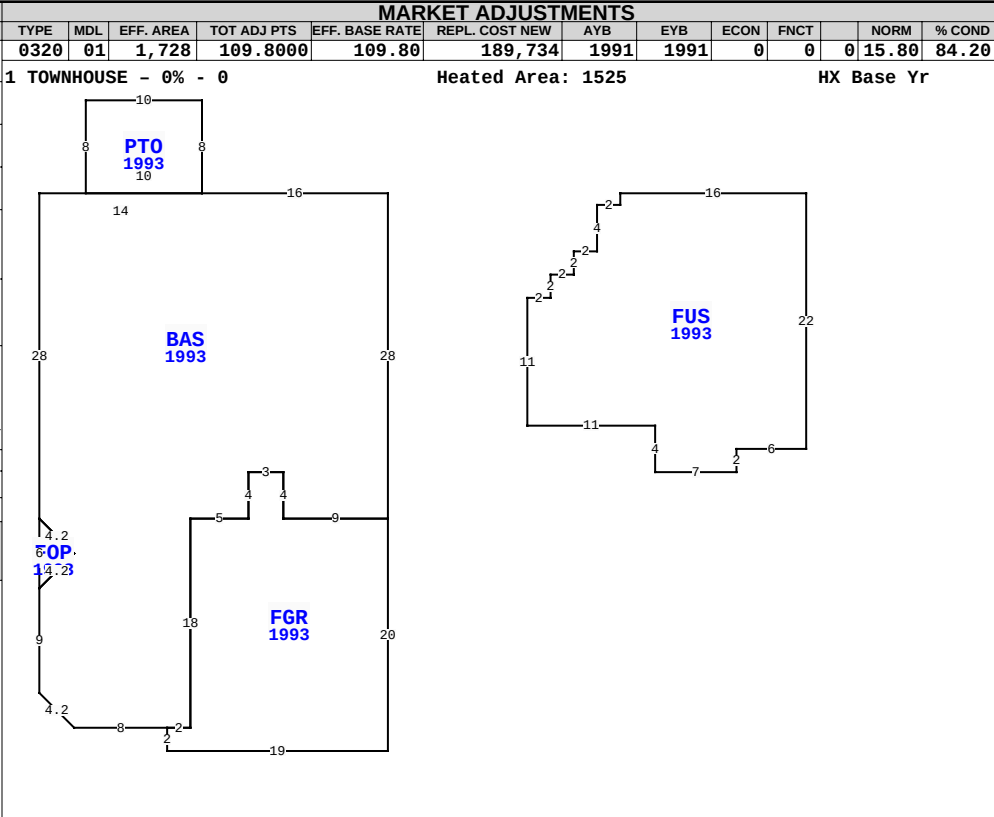
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1993	1,049	96,982
FGR	356	55	1993	196	18,121
FOP	9	30	1993	3	277
FUS	476	100	1993	476	44,007
PTO	80	5	1993	4	370

TOTALS	1,970			1,728	159,756
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0811	CONCRETE B



2099 NATURES BEND DR	B, FERNANDINA BEACH	03/19/2024	MLU
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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	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	0	0	675.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,088	

LAND DESCRIPTION	TOTAL OB/XF	4,468
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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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000	PRINTED 07/30/2025 BY SYS
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		159,756			
TOTAL MARKET OB/XF VALUE		4,468			
TOTAL LAND VALUE - MARKET		150,000			
TOTAL MARKET VALUE		314,224			
SOH/AGL Deduction		5,610			
ASSESSED VALUE		308,614			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		308,614			
TOTAL JUST VALUE		314,224			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		306,972			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6759	NEW CONSTR	120,040	10/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0867/1387	2/11/1999	WD	Q	I	
GRANTOR: RUSSELL WILLIAM G JR					SALE PRICE
GRANTEE: ANDERSON JON M					105,000
GRANTOR: RUSSELL WILLIAM G JR					
GRANTEE: ANDERSON JON M					
0645/0434	12/30/1991	WD	Q	I	
GRANTOR: TREVETT HOMES INC					79,500
GRANTEE: RUSSELL WM JR & P					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W16 PTO=[YR=1993] N8 W10 S8 E10\$ W14S28	
FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 L3 D3 S9 R3 D3	
E8FGR=[YR=1993] S2 E19 N20 W9 N4 W3 S4W5 S18 W2\$ E2 N18 E5 N4	
E3 S4 E9 N28\$ PTR=E20 FUS=[YR=1993] E16 S22 W6 S2 W7 N4 W11	
N11 E2 N2 E2 N2 E2 N4 E2 N1\$ W20\$.	