LOT 3
IN OR 941/380
OAK MARSH ESTATES PB 4/105

LANGLEY ROBERT A & TINA D
2060 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1510-0003-0000

BUILDING CHARACTERISTICS

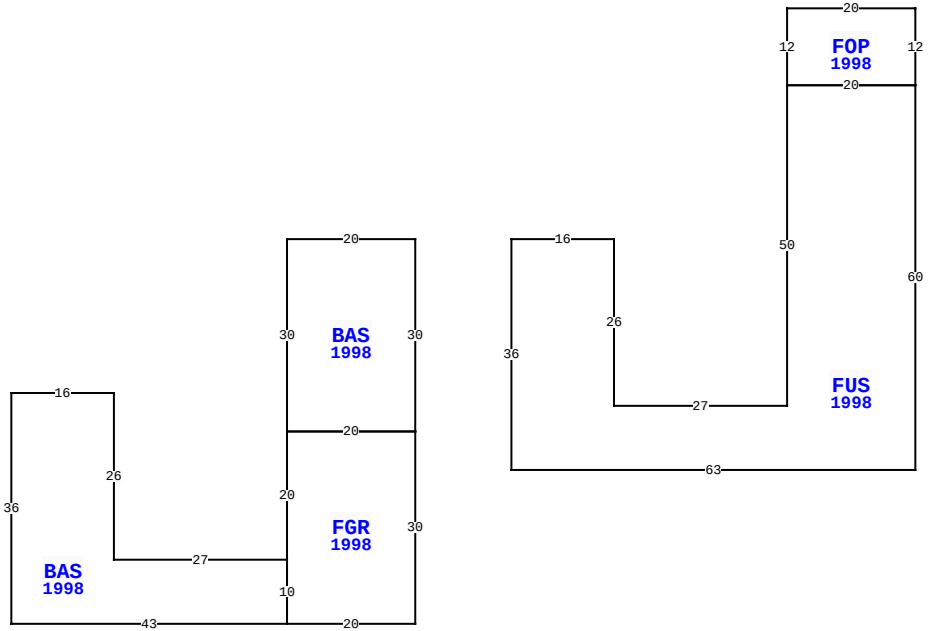
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1998	600	74,228
BAS	846	100	1998	846	104,662
FGR	600	55	1998	330	40,826
FOP	240	30	1998	72	8,907
FUS	2,046	100	1998	2,046	253,119
TOTALS	4,332			3,894	481,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,894	107.7300	142.20	553,727	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2004 Heated Area: 3492 HX Base Yr 2004



2060 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		481,742
TOTAL MARKET OB/XF VALUE		46,172
TOTAL LAND VALUE - MARKET		721,500
TOTAL MARKET VALUE		1,249,414
SOH/AGL Deduction		610,136
ASSESSED VALUE		639,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		588,556
TOTAL JUST VALUE		1,249,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,227,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121305	H/AC	2,300	07/03/2012
20121266	RE-ROOF	7,428	06/27/2012
2002221	SWIM POOL	20,000	02/17/2000
2002222	REMODEL	35,000	02/17/2000
983823	NEW CONSTR	0	06/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0380	7/18/2000	WD	Q	I		455,000
GRANTOR: MESSER JOHN W & DEBOR						
GRANTEE: LANGLEY ROBERT ANTH						
0835/1688	6/02/1998	WD	Q	V		70,000
GRANTOR: DAHLKE ROGER E & TERE						
GRANTEE: MESSER JOHN W & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 S30 FGR=[YR=1998] S20 BAS=[YR=1998] W27 N26 W16 S36 E43 N10 $ S10 E20 N30 W20 $ E20 N30 $ PTR= E15 FUS=[YR=1998] E16 S26 E27 N50 FOP=[YR=1998] N12 E20 S12 W20 $ E20 S60 W63 N36 $ W15 $.

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	1241	WD DECK G	0	100	0	0	440.00	UT	11.50	11.50	100	1998	1998	3	25	1,265	
2	1241	WD DECK G	0	100	4	23	92.00	UT	11.50	11.50	100	1998	1998	3	25	265	
3	0300	BOAT DCK W	0	100	5	84	420.00	SF	60.00	60.00	100	1998	1998	3	25	6,300	
4	0300	BOAT DCK W	0	100	14	14	196.00	SF	60.00	60.00	100	1998	1998	3	25	2,940	
5	0303	FLT DOCK W	0	100	7	45	315.00	SF	26.00	26.00	100	1998	1998	3	25	2,048	
6	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2000	2000	3	20	368	
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	600	
8	0350	CARPORT WD	0	100	4	8	32.00	SF	13.00	13.00	100	1998	1998	3	20	83	
9	0810	CONCRETE A	0	100	0	0	1,345.00	SF	6.50	6.50	100	1998	1998	3	73	6,382	
10	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	1998	1998	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 20,275

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	000116	C	RES MARSH	100		R-1	111.00	141.00	111.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	721,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 721,500 Market: 0 Agricultural: 0 Common: 721,500 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,227,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	1998	1998	3	20	24	
12	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	2000	2000	3	20	50	
13	1242	WD DECK A	0	100	32	5	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
14	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	2000	2000	3	20	56	
15	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2000	2000	3	23	5,865	
16	0858	SCULP CONC	0	100	0	0	780.00	SF	13.00	13.00	100	2000	2000	3	93	9,430	
17	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
18	1131	REINFR 8	0	100	52	6	312.00	SF	7.56	7.56	100	2000	2000	3	93	2,194	
19	1242	WD DECK A	0	100	3	7	21.00	SF	10.00	10.00	100	2000	2000	3	20	42	
20	0920	CWALL-WD/M	0	100	0	0	68.00	LF	390.00	390.00	100	2000	2000	3	20	5,304	

TOTAL OB/XF 23,685

LAND DESCRIPTION

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REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 721,500 Market: 0 Agricultural: 0 Common: 721,500 PRINTED 07/30/2025 BY SYS

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21	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
22	0097	AWNING CN	0	100	0	0	24.00	SF	65.00	65.00	100	2005	2005	3	40	624	
23	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	2005	2005	3	22	238	

LAND DESCRIPTION

TOTAL OB/XF 2,212

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