

LOT 16
IN OR 2070/1859
OAK MARSH ESTATES PB 4/105

BERGQUIST SCOTT R & JENNIFER F
2045 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1510-0016-0000

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE	70			
Exterior Wall	10	ABOVE AVG	30			
Roof Structure	08	IRREGULAR	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	11	CLAY TILE	50			
Interior Floor	12	HARDWOOD	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			
BUD8 Adjustme	02	DIST FB	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	1,916	100	1993	1,916	192,033	
FGR	499	55	1993	274	27,461	
FOP	26	30	1993	8	802	
FOP	66	30	1993	20	2,005	
PTO	192	5	1993	10	1,002	
TOTALS	2,699			2,228	223,303	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,228	120.2901	120.29	268,006	1986	1986	0	0	16.68	83.32
1 SINGLE FAM - 100% - 2017 Heated Area: 1916 HX Base Yr 2017											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,303
TOTAL MARKET OB/XF VALUE			5,601
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			528,904
SOH/AGL Deduction			251,706
ASSESSED VALUE			277,198
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			226,476
TOTAL JUST VALUE			528,904
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1859	9/07/2016	WD	U	I	11	100
GRANTOR: MCLAUGHLIN TIMOTHY FR						
GRANTEE: BERGQUIST SCOTT R &						
2050/1522	6/01/2016	WD	Q	I	01	225,000
GRANTOR: MCLAUGHLIN TIMOTHY FR						
GRANTEE: BERGQUIST SCOTT R &						

EXTRA FEATURES															2045 OAK MARSH DR, FERNANDINA BEACH	
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	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	38	114.00	SF	6.50	6.50	100	1986	1986	3	47	348	
3	0810	CONCRETE A	0	100	0	1,055.00	SF	6.50	6.50	100	1986	1986	3	47	3,223	
TOTAL OB/XF 5,601																

BUILDING NOTES			

BUILDING DIMENSIONS														
FOP=[YR=1993] W10 BAS=[YR=1993] W11 PTO=[YR=1993] N12 W16 S12 E16 \$ W38 S36 E7FOP=[YR=1993] E18 U4 L3 W15 S4\$ N4E15 R3 D4 E7 R3 U4 E2 FGR=[YR=1993] S22 E22 N22 W10N3W5S3 W7\$ E7N3E5S3E10N29 W7 U3 L3 \$ D3 R3 E7N3\$.														

LAND DESCRIPTION															TOTAL OB/XF 5,601									
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	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							