

LOT 22 EX S 102.14 FT (S-1)
 IN OR 565 PG 244
 OAK MARSH ESTATES PB 4/105

CRISHER DEBORAH
 2059 OAK MARSH DR
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1510-0022-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 22,500 TOTAL MARKET VALUE 22,500 SOH/AGL Deduction 4,785 ASSESSED VALUE 17,715 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,715 TOTAL JUST VALUE 22,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,500										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED BP 4415 N/A 60,000 07/31/1987 4379 FOUNDATION 20,000 07/02/1987											
MAP NUM MKT AREA 01																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2789/1029 5/21/2025 FJ U I 11 0 GRANTOR: CRISHER JAMES NEAL ES GRANTEE: CRISHER DEBORAH 0565/0244 3/13/1989 WD U V 100 GRANTOR: O M PARTNERSHIP GRANTEE: CRISHER JAMES N											
NEIGHBORHOOD/LOC 1007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						OAK MARSH DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU											
EXTRA FEATURES																BUILDING NOTES BUILDING DIMENSIONS											
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												
																	LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 LT 1.00 1.00 0.10 225,000.00 22,500.00 22,500										
																	TOTAL OB/XF 0										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 07/30/2025 BY SYS																											