LOT 2
OCEANSIDE SUB PB 4/68

FISCHER NATHALIE
2855 OCEAN DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

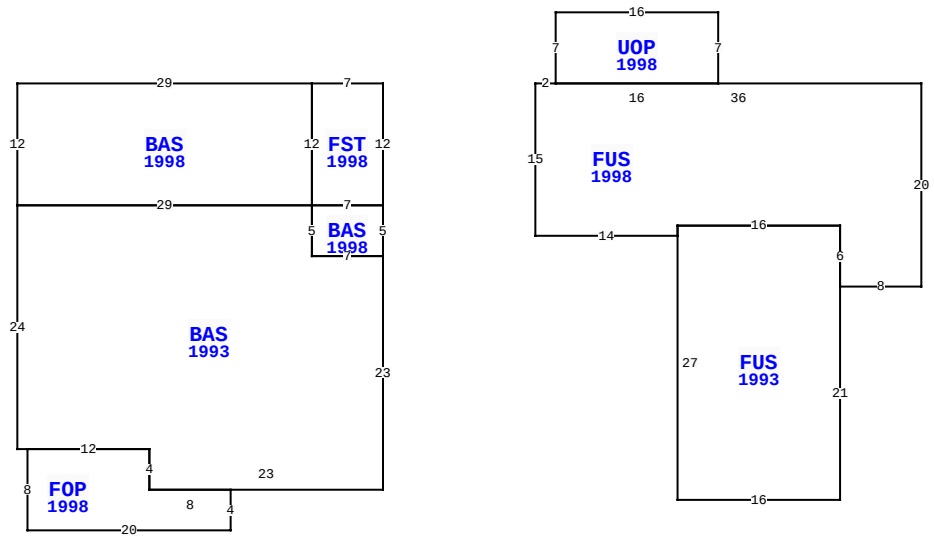
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	921	100	1993	921	126,368
BAS	35	100	1998	35	4,802
BAS	348	100	1998	348	47,748
FOP	128	30	1998	38	5,214
FST	84	55	1998	46	6,312
FUS	432	100	1993	432	59,274
FUS	594	100	1998	594	81,501
UOP	112	20	1998	22	3,019
TOTALS	2,654			2,436	334,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	2,436	157.8016	157.80	384,401	1987	1997	0	0	0	13.05	86.95

1 SINGLE FAM – 100% - 2017 Heated Area: 2330 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2855 OCEAN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,237
TOTAL MARKET OB/XF VALUE		4,978
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		639,215
SOH/AGL Deduction		314,095
ASSESSED VALUE		325,120
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,398
TOTAL JUST VALUE		639,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121016	PODS STORAGE	0	06/06/2012
B991761	REPAIR/RRF	1,800	12/09/1999
B984131	REMODEL	500	08/06/1998
B983683	ADDITION	40,000	05/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2674/1217	10/10/2023	QC	U	I	11	100
GRANTOR: FISCHER PASCAL ALAIN						
GRANTEE: FISCHER NATHALIE						
2054/0055	6/17/2016	WD	Q	I	01	358,000
GRANTOR: PETERS ROBERT L JR &						
GRANTEE: FISCHER PASCAL ALAI						

BUILDING NOTES

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	100	48	16	767.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,468	
2	1242	WD DECK A	0	100	11	12	132.00	SF	10.00	10.00	100	1987	1987	3	20	264	
3	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2004	2004	3	83	1,856	
4	0479	VF PICKET	0	100	0	0	64.00	LF	10.00	10.00	100	2004	2004	3	61	390	

BUILDING DIMENSIONS

FST=[YR=1998] W7 BAS=[YR=1998] W29 S12 BAS=[YR=1993] S24 E1
FOP=[YR=1998] S8 E20 N4 W8 N4 W12$ E12 S4 E23 N23
BAS=[YR=1998] N5 W7 S5 E7$ W7 N5 W29 $ E29 N12$ S12 E7 N12$
PTR=E15 FUS=[YR=1998] E2 UOP=[YR=1998] N7 E16 S7 W16$ E36 S20
W8 FUS=[YR=1993] S21 W16 N27 E16 S6$ N6 W16 S1 W14 N15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,978

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	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS