

N27.97' OF LOT 3
IN OR 1199/1804
OCEANSIDE SUB PB 4/68

CARGILL DEBRA E
2845 OCEAN DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

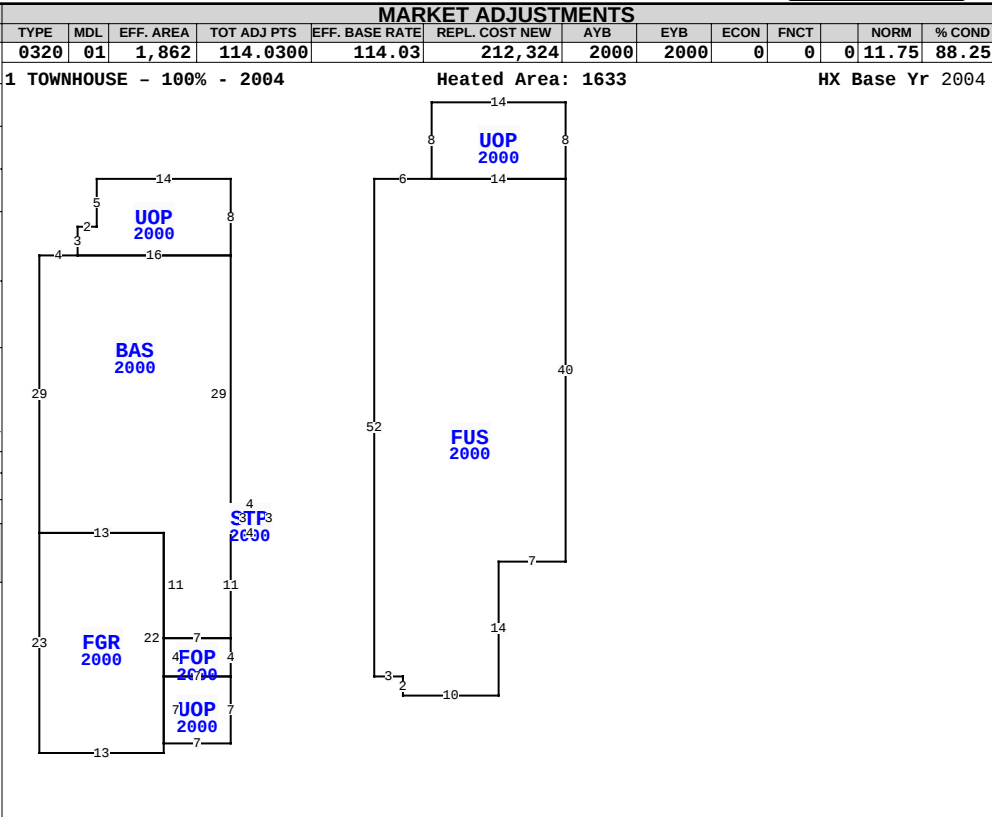
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	657	100	2000	657	66,115
FGR	299	55	2000	164	16,504
FOP	28	30	2000	8	805
FUS	976	100	2000	976	98,216
STP	12	10	2000	1	101
UOP	49	20	2000	10	1,006
UOP	112	20	2000	22	2,214
UOP	118	20	2000	24	2,415

TOTALS	2,251			1,862	187,376
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		R-2	27.00	115.00	1.00	LT	



2845 OCEAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,597											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		187,376	
TOTAL MARKET OB/XF VALUE		2,597	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		429,973	
SOH/AGL Deduction		217,846	
ASSESSED VALUE		212,127	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		161,405	
TOTAL JUST VALUE		429,973	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1199/1804	1/07/2004	WD	U	I	21
GRANTOR: GREEN HENRY B JR					
GRANTEE: CARGILL DEBRA E					
0918/0266	2/03/2000	WD	Q	I	
GRANTOR: TREVETT HOMES INC					
GRANTEE: GREEN HENRY B JR					

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2000] W14 S5 W2 S3 BAS=[YR=2000] W4 S29 FGR=[YR=2000] S23 E13 N1 UOP=[YR=2000] E7 N7 FOP=[YR=2000] N4 W7 S4 E7\$ W7 S7\$ N22 W13\$ E13 S11 E7 N11 STP=[YR=2000] E4 N3 W4 S3\$ N29 W16\$ E16 N8\$ PTR=E15 FUS=[YR=2000] E6 UOP=[YR=2000] N8 E14 S8 W14\$ E14 S40 W7 S14 W10 N2 W3 N52\$ W15\$.											