LOT 10
IN OR 1518/637
OCEANSIDE SUB PB 4/68

OTT KEVIN D & MARIETTA V
1722 PAPAYA DRIVE EAST
ORANGE PARK, FL 32073-2728

2025

00-00-31-1550-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

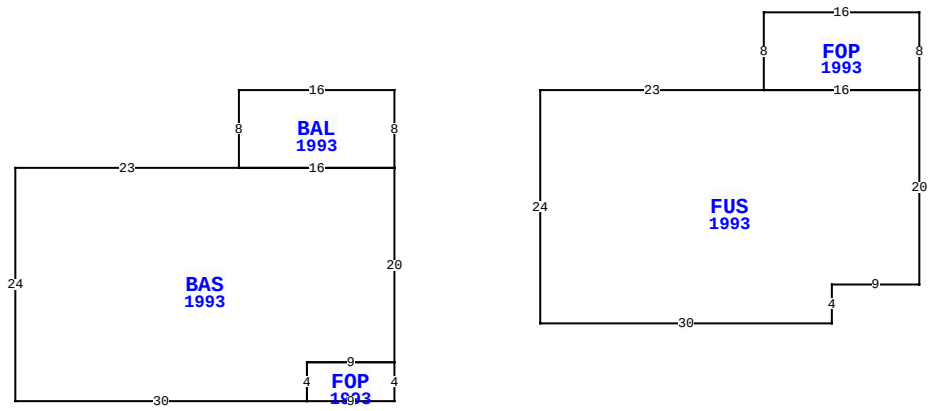
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	1993	19	2,001
BAS	900	100	1993	900	94,750
FOP	36	30	1993	11	1,158
FOP	128	30	1993	38	4,000
FUS	900	100	1993	900	94,750
TOTALS	2,092			1,868	196,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,868	109.0740	143.98	268,955	1981	1981	0	0	0	26.88	73.12

1 DUPLEX – 0% - 0 Heated Area: 1800 HX Base Yr



2757 OCEAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,660
TOTAL MARKET OB/XF VALUE	2,089
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	498,749
SOH/AGL Deduction	183,956
ASSESSED VALUE	314,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,793
TOTAL JUST VALUE	498,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110824	REPAIR/RRF	4,609	05/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/0637	8/09/2007	WD	Q	I	01	100
GRANTOR: OTT KEVIN D						
GRANTEE: OTT KEVIN D & MARIE						
0911/0071	12/13/1999	WD	Q	I		153,500
GRANTOR: HASKELL EDWIN J & MIL						
GRANTEE: OTT KEVIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1993] W16 S8 BAS=[YR=1993] W23 S24 E30
FOP=[YR=1993] E9 N4 W9 S4 $ N4 E9 N20 W16 $ E16 N8 $ PTR=
E15 FUS=[YR=1993] E23 FOP=[YR=1993] N8 E16 S8 W16 $ E16 S20
W9 S4 W30 N24 $ 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	0811	CONCRETE B	0	0	0	0	980.00	SF	5.20	5.20	100	1984	1984	3	41	2,089	

LAND DESCRIPTION

TOTAL OB/XF 2,089

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	000800	C	MULTI-FAMILY	0		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 HSA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS