LOT 11
OCEANSIDE SUB PB 4/68

DREW CATHERINE H
2747 OCEAN DRIVE
FERNANDNINA BEACH, FL 32034

2025

00-00-31-1550-0011-0000

BUILDING CHARACTERISTICS

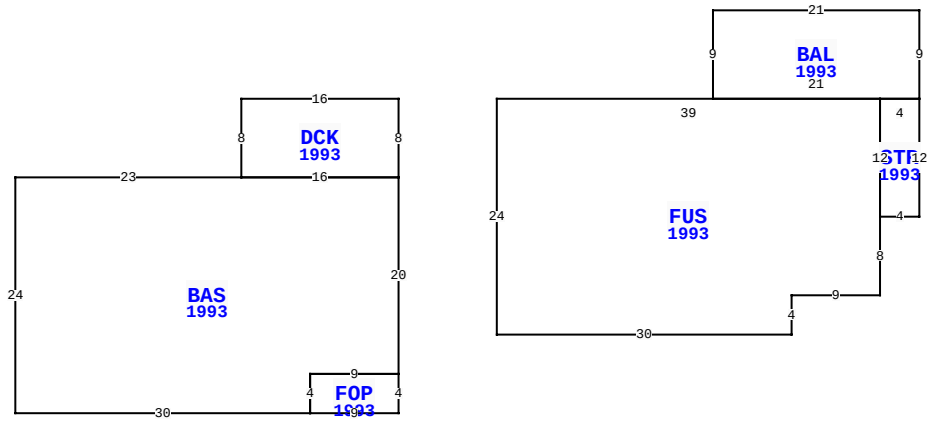
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	189	15	1993	28	2,947
BAS	900	100	1993	900	94,750
DCK	128	10	1993	13	1,369
FOP	36	30	1993	11	1,158
FUS	900	100	1993	900	94,750
STR	48	10	1993	5	526
TOTALS	2,201			1,857	195,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,857	109.0740	143.98	267,371	1981	1981	0	0	0	26.88	73.12

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



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

2747 OCEAN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,502
TOTAL MARKET OB/XF VALUE	5,756
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	501,258
SOH/AGL Deduction	183,873
ASSESSED VALUE	317,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,385
TOTAL JUST VALUE	501,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120505	ROOF	4,400	03/27/2012
20010672	XFOB	2,000	04/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/530	1/06/2025	WD	Q	I	01	585,000
GRANTOR: HARDEE EDWARD H						
GRANTEE: DREW CATHERINE H						
1041/1113	3/05/2002	WD	Q	I		157,000
GRANTOR: DOUCETT JAMES T & JAC						
GRANTEE: HARDEE EDWARD H & K						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W16 S8 BAS=[YR=1993] W23 S24 E30 FOP=[YR=1993] E9 N4 W9 S4$ N4 E9 N20 W16$ E16 N8$ PTR= E10 FUS=[YR=1993] S24 E30 N4 E9 N8 STR=[YR=1993] E4 N12 BAL=[YR=1993] N9 W21 S9 E21$ W4 S12$ N12 W39$ W10$.

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	1,942.00	SF	5.20	5.20	100	1990	1990	3	57	5,756	

LAND DESCRIPTION

TOTAL OB/XF 5,756

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