LOT 21
OCEANSIDE SUB PB 4/68

MORAN JANET ELIZABETH
2700 OCEAN DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05

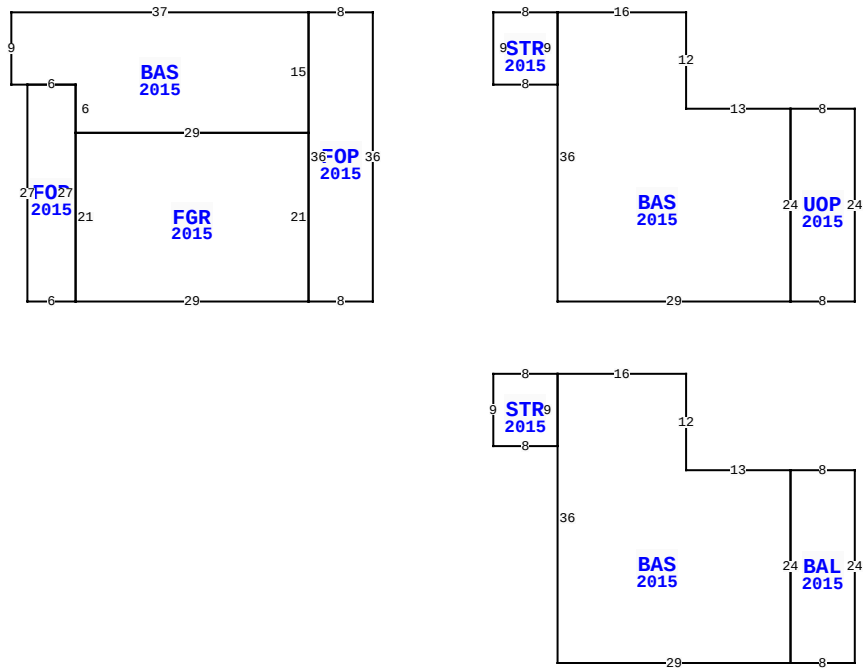
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	2015	29	5,710
BAS	507	100	2015	507	99,831
BAS	888	100	2015	888	174,851
BAS	888	100	2015	888	174,851
FGR	609	55	2015	335	65,963
FOP	162	30	2015	49	9,648
FOP	288	30	2015	86	16,934
STR	72	10	2015	7	1,378
STR	72	10	2015	7	1,378
UOP	192	20	2015	38	7,482
TOTALS	3,870			2,834	558,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,834	155.6275	205.43	582,189	2015	2015	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2024 Heated Area: 2283 HX Base Yr 2024



2700 OCEAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		558,028
TOTAL MARKET OB/XF VALUE		8,917
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		866,945
SOH/AGL Deduction		105,389
ASSESSED VALUE		761,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		710,834
TOTAL JUST VALUE		866,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142511	CO ISSUED	0	07/16/2015
20142511	NEW CONSTR	250,114	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/544	12/07/2023	WD	Q	I	01	965,000
GRANTOR: ESPERSEN FRED V & COL						
GRANTEE: MORAN JANET ELIZABE						
1820/0302	10/19/2012	WD	U	V	12	52,000
GRANTOR: FNB SOUTH FOLKSTON						
GRANTEE: ESPERSEN FRED V & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W8 BAS=[YR=2015] W37 S9 E2 FOP=[YR=2015] S27 E6 FGR=[YR=2015] E29 N21 W29 S21$ N27 W6$ E6 S6 E29 N15 $ S36 E8 N36$ PTR=E15 STR=[YR=2015] E8 BAS=[YR=2015] E16 S12 E13 UOP=[YR=2015] E8 S24 W8 N24$ S24 W29 N36$ S9 W8 N9$ W15$ PTR=E15 S45 STR=[YR=2015] E8 BAS=[YR=2015] E16 S12 E13 BAL=[YR=2015] E8 S24 W8N24$ S24 W29 N36$ S9 W8 N9$ N45 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	100	0	0	775.00	SF	5.20	5.20	100	2015	2015	3	95	3,829	
2	0810	CONCRETE A	0	100	0	0	824.00	SF	6.50	6.50	100	2015	2015	3	95	5,088	

LAND DESCRIPTION

TOTAL OB/XF 8,917

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 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS