

LOT 4
IN OR 1973/32
OCEAN OAKS PB 6/50

SWECKER STEVEN & KAREN P
2795 OCEAN OAKS DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1080.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100	1998	2,828	452,584
FGR	579	55	1998	318	50,892
FOP	85	30	1998	26	4,161
FOP	177	30	1998	53	8,482
FUS	326	100	1998	326	52,172

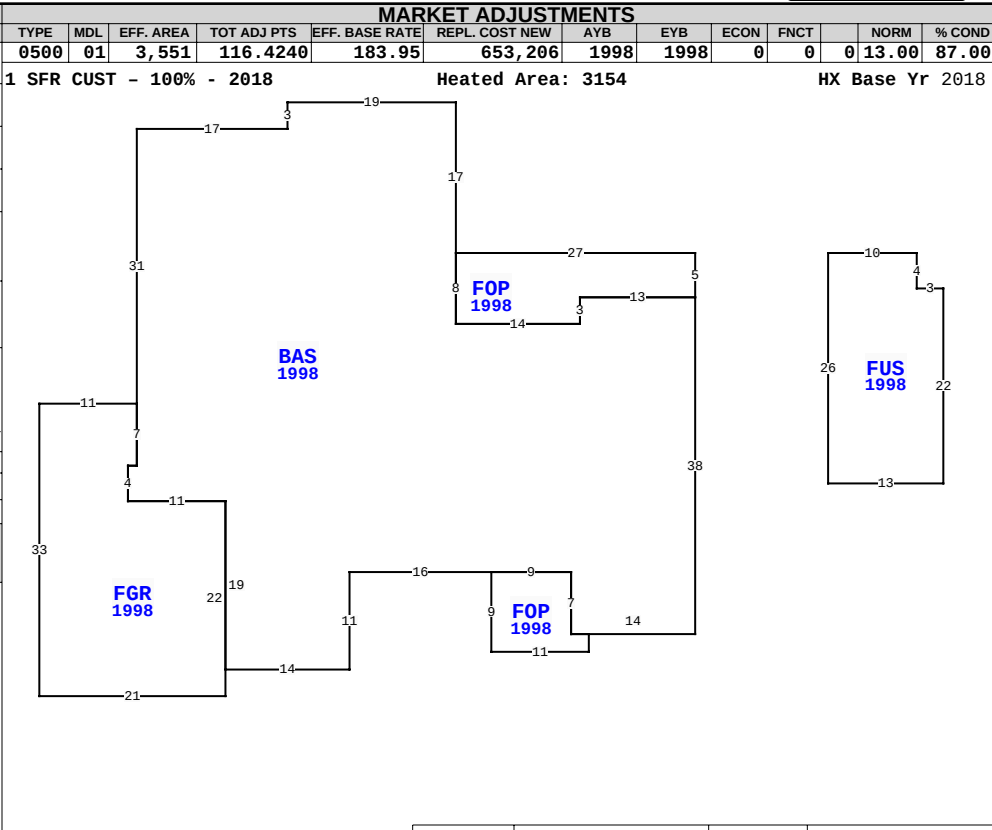
TOTALS	3,995			3,551	568,289
--------	-------	--	--	-------	---------

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	1998	1998	3	73	139	
3	0858	SCULP CONC	0	100	3	4	12.00	SF	14.95	14.95	100	2002	2002	3	94	169	
4	0810	CONCRETE A	0	100	3	28	84.00	SF	6.50	6.50	100	1998	1998	3	73	399	
5	0810	CONCRETE A	0	100	0	0	1,976.00	SF	6.50	6.50	100	1998	1998	3	73	9,376	
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1998	1998	3	20	18	
7	0858	SCULP CONC	0	100	17	27	459.00	SF	13.00	13.00	100	2002	2002	3	94	5,609	
8	0911	SCRN RM A	0	100	17	27	459.00	SF	17.50	17.50	100	2002	2002	3	20	1,607	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



2795 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2025	MLU
----------	---------	----------	----------	-----------	---------	------------	-----

TOTAL OB/XF

20,117

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		568,289
TOTAL MARKET OB/XF VALUE		20,117
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		888,406
SOH/AGL Deduction		346,629
ASSESSED VALUE		541,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		491,055
TOTAL JUST VALUE		888,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		788,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990209	XFOB	1,582	04/12/1999
983372	NEW CONSTR	160,000	03/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1973/0032	4/08/2015	SW	Q	I	01	520,000

GRANTOR: NATIONAL RESIDENTIAL

GRANTEE: SWECKER STEVEN & KA

1973/0028	4/08/2015	WD	U	I	40	520,000
-----------	-----------	----	---	---	----	---------

GRANTOR: ENLOW JOHN D & HALEY

GRANTEE: NATIONAL RESIDENTIA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W27 BAS=[YR=1998] N17 W19 S3 W17 S31
FGR=[YR=1998] W11 S33 E21 N22 W11 N4 E1 N7 \$ S7 W1 S4 E11 S19
E14 N11 E16 FOP=[YR=1998] S9 E11 N2 W2 N7 W9 \$ E9 S7 E14 N38
W13 S3 W14 N8 \$ S8 E14 N3 E13 N5 \$ PTR= E15 FUS=[YR=1998] E10
S4 E3 S22 W13 N26 \$ W15 \$.