LOT 6
OCEAN OAKS PB 6/50

NEGRON MARY T
2771 OCEAN OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0006-0000

BUILDING CHARACTERISTICS

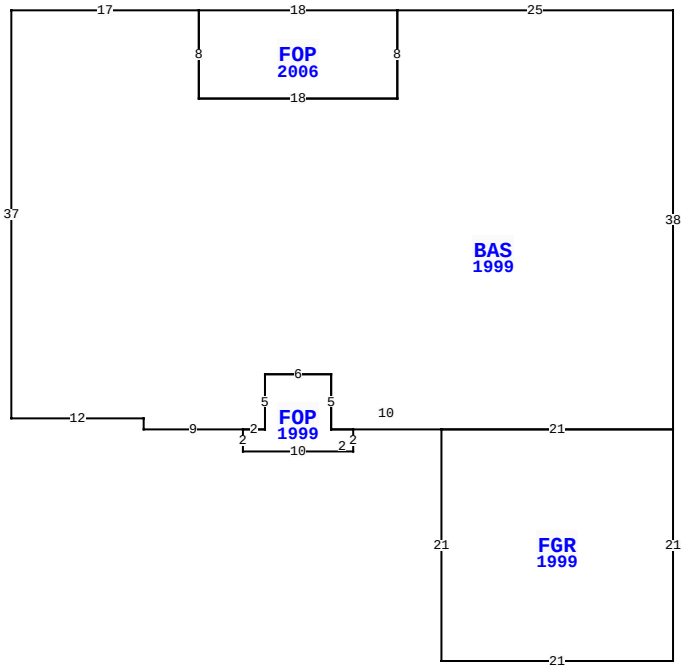
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,094	100	1999	2,094	363,885
FGR	441	55	1999	243	42,228
FOP	50	30	1999	15	2,607
FOP	144	30	2006	43	7,473
TOTALS	2,729			2,395	416,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,395	125.6948	198.60	475,647	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2005 Heated Area: 2094 HX Base Yr 2005



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

2771 N OCEAN OAKS DR, FERNANDINA BEACH

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	0855	CONC PAVER	0	100	0	0	1,328.00	SF	7.00	7.00	100	2014	2014	3	94	8,738	
2	0855	CONC PAVER	0	100	0	0	16.00	SF	7.00	7.00	100	2014	2014	3	94	105	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1999	1999	3	20	19	
4	0845	KOOL DECK	0	100	0	0	692.00	SF	14.50	14.50	100	2006	2006	3	86	8,629	
5	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100	2006	2006	3	40	15,640	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	24	960	
8	0910	SCRN RM L	0	100	48	23	1,104.00	SF	30.00	30.00	100	2006	2006	3	24	7,949	
9	1242	WD DECK A	0	100	4	8	32.00	SF	11.00	11.00	100	2006	2006	3	24	84	
10	0476	VF 6 SBPL	0	100	0	0	87.00	LF	16.00	16.00	100	2006	2006	3	66	919	

TOTAL OB/XF 43,283

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		416,191
TOTAL MARKET OB/XF VALUE		58,271
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		774,462
SOH/AGL Deduction		376,373
ASSESSED VALUE		398,089
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,367
TOTAL JUST VALUE		774,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131831	POOLENCL	5,000	08/05/2013
20131724	ROOF	14,995	07/23/2013
20120747	H/AC	4,895	05/09/2012
20041210	XFOB	6,000	06/30/2004
20040848	SWIM POOL	37,000	05/04/2004
20040388	REMODEL	1,000	03/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1023	5/24/2025	QC	U	I	11	100
GRANTOR: NEGRON MIGUEL						
GRANTEE: NEGRON MARY T						
1214/0879	3/10/2004	WD	Q	I		312,500
GRANTOR: BROWNING CHARLES G &						
GRANTEE: NEGRON MARY T & MIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W25 FOP=[YR=2006] W18 S8 E18 N8 $ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1999] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 FGR=[YR=1999] S21 E21 N21 W21 $ E21 N38 $.

LAND DESCRIPTION

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

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OCEAN OAKS PB 6/50

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NEIGHBORHOOD/LOC	1080.00		

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BASE TAXABLE VALUE		347,367
TOTAL JUST VALUE		774,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990293	XFOB	501	04/27/1999
19984252	NEW CONSTR	102,000	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1023	5/24/2025	QC	U	I	11	100
GRANTOR: NEGRON MIGUEL						
GRANTEE: NEGRON MARY T						
1214/0879	3/10/2004	WD	Q	I		312,500
GRANTOR: BROWNING CHARLES G &						
GRANTEE: NEGRON MARY T & MIG						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2006	2006	3	66	528	
12	0470	VNYL GATE	0	100	0	0	2.00	UT	600.00	600.00	100	2006	2006	3	66	792	
13	0910	SCRN RM L	0	100	9	23	207.00	SF	15.00	15.00	100	2013	2013	3	55	1,708	
14	0855	CONC PAVER	0	100	0	0	1,070.00	SF	10.00	10.00	100	2013	2013	3	93	9,951	
15	0855	CONC PAVER	0	100	24	9	216.00	SF	10.00	10.00	100	2013	2013	3	93	2,009	

LAND DESCRIPTION

TOTAL OB/XF 14,988

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS