LOT 7
OCEAN OAKS PB 6/50

FISHER DONALD W REV TRUST/FISHER DONALD W TRUSTEE
2765 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0007-0000

BUILDING CHARACTERISTICS

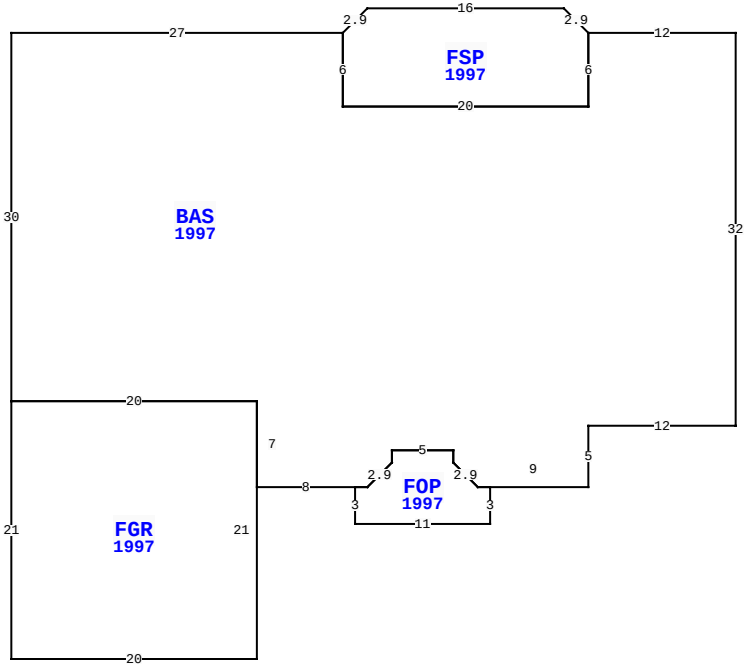
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,844	100	1997	1,844	315,694
FGR	420	55	1997	231	39,548
FOP	52	30	1997	16	2,739
FSP	156	40	1997	62	10,614
TOTALS	2,472			2,153	368,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,153	125.2636	197.92	426,122	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2008 Heated Area: 1844 HX Base Yr 2008



2765 N OCEAN OAKS DR, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	820.00	SF	6.50	6.50	100	1997	1997	3	72	3,838	
3	0819	CONC 12"	0	100	0	0	84.00	SF	9.50	9.50	100	1997	1997	3	72	575	
4	0855	CONC PAVER	0	100	8	9	72.00	SF	7.00	7.00	100	2000	2000	3	77	388	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		368,596
TOTAL MARKET OB/XF VALUE		7,566
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		676,162
SOH/AGL Deduction		356,292
ASSESSED VALUE		319,870
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		264,148
TOTAL JUST VALUE		676,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080246	OTHER	200	02/19/2008
983077	XFOB	711	01/27/1998
10001B	NEW CONSTR	101,700	08/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0155	12/08/2021	TD	U	I	11	100
GRANTOR: FISHER LINDA JEAN REV						
GRANTEE: FISHER DONALD WILTO						
1383/1301	1/23/2006	WD	Q	I		426,000
GRANTOR: BROWN VIRGINIA D TRUS						
GRANTEE: FISHER DONALD W TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FSP=[YR=1997] U2 L2 W16 D2 L2 S6 E20 N6 $ S6 W20 N6 W27 S30 FGR=[YR=1997] S21 E20 N21 W20 $ E20 S7 E8 FOP=[YR=1997] S3 E11 N3 W1 U2 L2 N1W5S1 D2 L2 W1$ E1 U2 R2 N1E5S1 D2 R2 E9N5 E12 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 7,566

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