LOT 8
IN OR 879/529 &
CASE #04-1142-DR OR 1287/775

ROBERTS BARBARA C
2759 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0008-0000

BUILDING CHARACTERISTICS

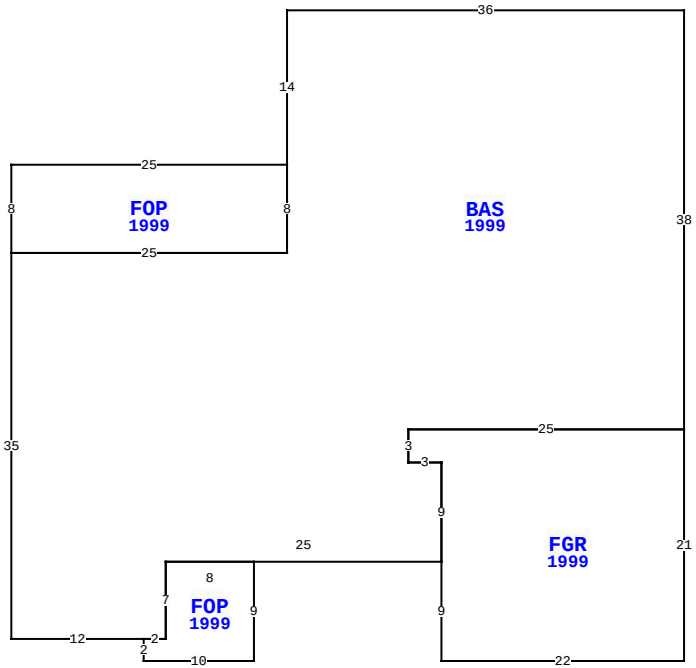
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,325	100	1999	2,325	384,578
FGR	471	55	1999	259	42,841
FOP	76	30	1999	23	3,805
FOP	200	30	1999	60	9,924
TOTALS	3,072			2,667	441,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,667	119.6448	189.04	504,170	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2000 Heated Area: 2325 HX Base Yr 2000



2759 N OCEAN OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,149
TOTAL MARKET OB/XF VALUE		24,882
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		766,031
SOH/AGL Deduction		431,811
ASSESSED VALUE		334,220
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		233,498
TOTAL JUST VALUE		766,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990180	XFOB	6,275	04/06/1999
990045	SWIM POOL	15,200	03/16/1999
984578	NEW CONSTR	129,860	11/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0529	4/16/1999	WD	Q	I		238,800
GRANTOR: BRYLEN HOMES						
GRANTEE: LYONS MELVIN J & BA						
0820/0263	1/21/1998	WD	U	V	19	34,300
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 S14 FOP=[YR=1999] W25 S8 E25 N8 $ S8 W25 S35 E12 FOP=[YR=1999] S2 E10 N9 W8 S7 W2 $ E2 N7 E25 FGR=[YR=1999] S9 E22 N21 W25 S3 E3 S9 $ N9 W3 N3 E25 N38 $.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	3	30	90.00	SF	6.50	6.50	100	1999	1999	3	75	439	
3	0810	CONCRETE A	0	100	16	64	1,024.00	SF	6.50	6.50	100	1999	1999	3	75	4,992	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	
5	1242	WD DECK A	0	100	3	5	15.00	SF	10.00	10.00	100	1999	1999	3	20	30	
6	0861	POOL GUNIT	0	100	29	15	435.00	SF	85.00	85.00	100	1999	1999	3	21	7,765	
7	0819	CONC 12"	0	100	0	0	734.00	SF	9.50	9.50	100	1999	1999	3	75	5,230	
8	0910	SCRN RM L	0	100	0	0	817.00	SF	15.00	15.00	100	1999	1999	3	20	2,451	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1999	1999	3	20	800	
10	0819	CONC 12"	0	100	3	13	39.00	SF	9.50	9.50	100	1999	1999	3	75	278	

TOTAL OB/XF 24,838

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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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1999	1999	3	75	44	

LAND DESCRIPTION

TOTAL OB/XF 44

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