LOT 9
OCEAN OAKS PB 6/50

PDT REVOCABLE TRUST/TURNER PHILIP D TRUSTEE
2751 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0009-0000

BUILDING CHARACTERISTICS

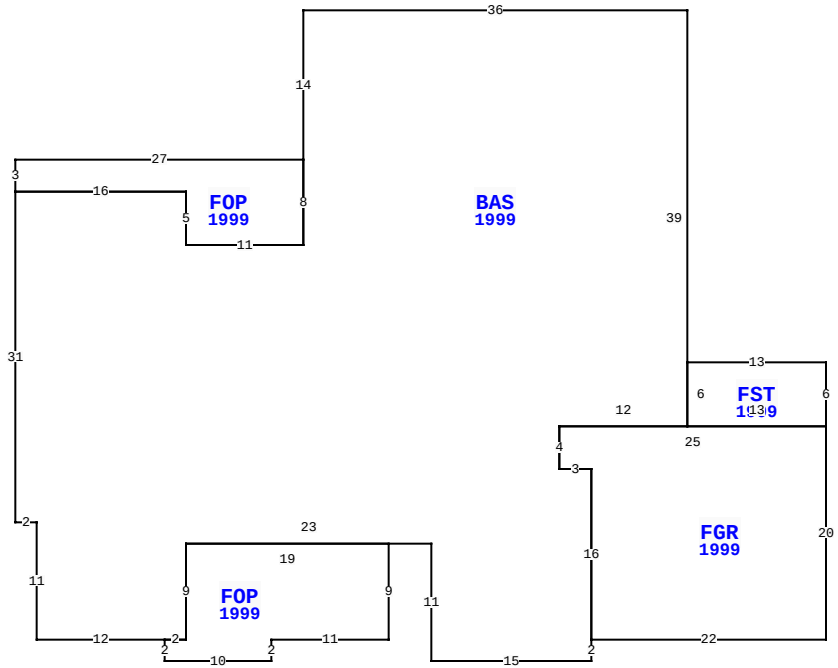
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,812	100	1999	2,812	462,672
FGR	452	55	1999	249	40,969
FOP	136	30	1999	41	6,746
FOP	191	30	1999	57	9,378
FST	78	55	1999	43	7,075
TOTALS	3,669			3,202	526,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,202	119.0112	188.04	602,104	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2019 Heated Area: 2812 HX Base Yr 2019



2751 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	1999	1999	3	81	2,835	
2	0861	POOL GUNIT	0	100	16	10	160.00	SF	85.00	85.00	100	1999	1999	3	21	2,856	
3	0819	CONC 12"	0	100	0	0	482.00	SF	9.50	9.50	100	1999	1999	3	75	3,434	
4	0910	SCRN RM L	0	100	0	0	546.00	SF	15.00	15.00	100	1999	1999	3	20	1,638	
5	0819	CONC 12"	0	100	13	3	39.00	SF	9.50	9.50	100	1999	1999	3	75	278	
6	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1999	1999	3	75	214	
7	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	1999	1999	3	75	687	
8	0810	CONCRETE A	0	100	0	0	1,824.00	SF	6.50	6.50	100	1999	1999	3	75	8,892	
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	0877	JACUZZI	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		526,841
TOTAL MARKET OB/XF VALUE		22,098
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		878,939
SOH/AGL Deduction		373,089
ASSESSED VALUE		505,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		455,128
TOTAL JUST VALUE		878,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990941	FOUNDATION	12,250	07/29/1999
990896	SWIM POOL	13,000	07/21/1999
990082	NEW CONSTR	189,900	03/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0874	9/03/2021	WD	U	I	11	100
GRANTOR: TURNER PHILIP						
GRANTEE: PDT REVOCABLE TRUST						
2220/0129	8/27/2018	WD	Q	I	01	585,000
GRANTOR: RUSHING WILLIAM & HOL						
GRANTEE: TURNER PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 S14 FOP=[YR=1999] W27 S3 E16 S5 E11 N8 $ S8 W11 N5 W16 S31 E2 S11 E12 FOP=[YR=1999] S2 E10 N2 E11 N9 W19 S9 W2 $ E2 N9 E23 S11 E15 N2 FGR=[YR=1999] E22 N20 FST=[YR=1999] N6 W13 S6 E13 $ W25 S4 E3 S16 $ N16 W3 N4 E12 N39 $.

LAND DESCRIPTION

TOTAL OB/XF 22,034

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	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	300,000.00	330,000.00	330,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	1242	WD DECK A	0	100	4	5	20.00	SF	11.50	11.50	100	1999	1999	3	20	46	
12	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 64

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

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