LOT 10 IN OR 852/1329
OCEAN OAKS PB 6/50

ZDANIS CAROLEE B
2749 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0010-0000

BUILDING CHARACTERISTICS

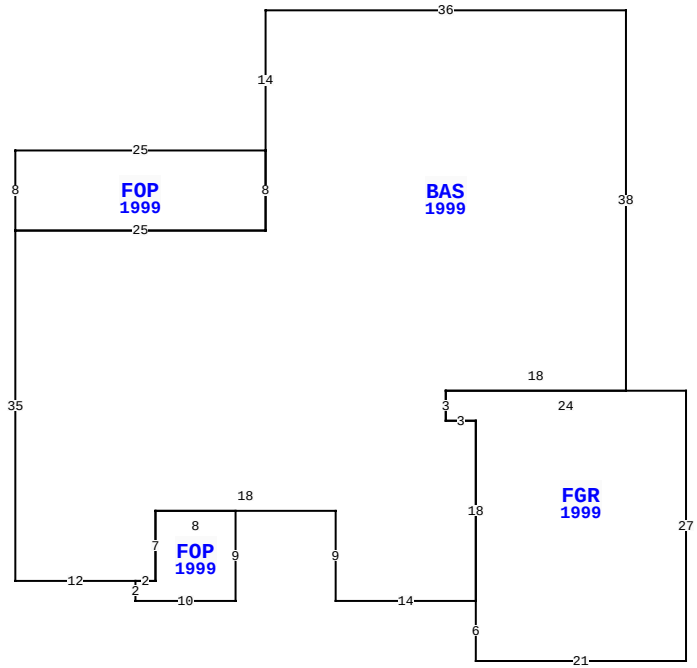
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,535	100	1999	2,535	415,655
FGR	576	55	1999	317	51,978
FOP	76	30	1999	23	3,771
FOP	200	30	1999	60	9,838
TOTALS	3,387			2,935	481,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,935	118.5998	187.39	549,990	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2000 Heated Area: 2535 HX Base Yr 2000



2749 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		481,241
TOTAL MARKET OB/XF VALUE		18,430
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		829,671
SOH/AGL Deduction		474,742
ASSESSED VALUE		354,929
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		299,207
TOTAL JUST VALUE		829,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		726,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990392	XFOB	3,423	05/11/1999
984967	SWIM POOL	17,500	02/24/1999
984970	FOUNDATION	9,250	02/17/1999
984567	NEW CONSTR	103,500	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/1329	10/16/1998	WD	Q	V		63,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ZDANIS GEORGE E & C						
0820/0271	1/21/1998	WD	U	V	19	44,200
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 E18 S9 E14 FGR=[YR=1999] S6 E21 N27 W24 S3 E3 S18 $ N18 W3 N3 E18 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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	5,670	
3	0819	CONC 12"	0	100	13	4	52.00	SF	9.50	9.50	100	1999	1999	3	75	371	
4	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1999	1999	3	75	570	
5	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	1999	1999	3	75	3,198	
6	0861	POOL GUNIT	0	100	10	17	170.00	SF	85.00	85.00	100	1999	1999	3	21	3,035	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	20	240	
8	0845	KOOL DECK	0	100	0	0	336.00	SF	10.88	10.88	100	1999	1999	3	75	2,741	
9	0910	SCRN RM L	0	100	0	0	406.00	SF	15.00	15.00	100	1999	1999	3	20	1,218	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1999	1999	3	20	800	

TOTAL OB/XF 18,043

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	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	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	1999	1999	3	26	144	
12	1242	WD DECK A	0	100	3	5	15.00	SF	10.00	10.00	100	1999	1999	3	20	30	
13	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	
14	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1999	1999	3	75	195	

LAND DESCRIPTION

TOTAL OB/XF 387

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: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS