LOT 12
IN OR 1970/790
OCEAN OAKS PB 6/50

CREED MICHAEL L & VALTA
2739 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0012-0000

BUILDING CHARACTERISTICS

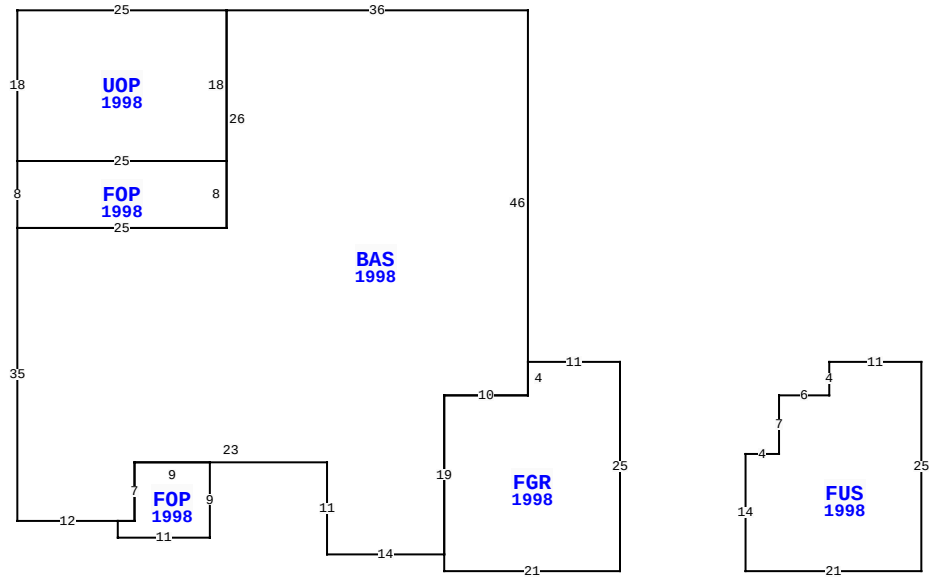
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,816	100	1998	2,816	456,028
FGR	485	55	1998	267	43,238
FOP	85	30	1998	26	4,211
FOP	200	30	1998	60	9,716
FUS	457	100	1998	457	74,007
UOP	450	20	1998	90	14,575
TOTALS	4,493			3,716	601,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,716	117.8100	186.14	691,696	1998	1998	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2016 Heated Area: 3273 HX Base Yr 2016



2739 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		601,776
TOTAL MARKET OB/XF VALUE		15,951
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		947,727
SOH/AGL Deduction		427,707
ASSESSED VALUE		520,020
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		464,298
TOTAL JUST VALUE		947,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		838,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101636	H/AC	4,000	09/21/2010
984196	XFOB	3,042	08/21/1998
983212	NEW CONSTR	128,000	03/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/0790	3/05/2015	WD	Q	I	02	465,000
GRANTOR: STRICKLAND RICHARD &						
GRANTEE: CREED MICHAEL L & V						
1671/1176	4/12/2010	WD	Q	I	02	525,000
GRANTOR: HOWERTON MICHAEL						
GRANTEE: STRICKLAND RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 UOP=[YR=1998] W25S18 FOP=[YR=1998] S8E25 N8W25$E25N18$ S26W25S35 E12 FOP=[YR=1998] S2 E11 N9 W9 S7 W2 $ E2 N7 E23 S11E14 FGR=[YR=1998] S2 E21N25 W11 S4 W10 S19 $ N19 E10 N46 $ PTR= E26 S53 FUS=[YR=1998] E4 N7 E6 N4 E11 S25 W21 N14 $N53 W26 $.

EXTRA FEATURES

L N	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	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600	
2	0855	CONC PAVER	0	100	0	0	445.00	SF	10.00	10.00	100	2011	2011	3	91	4,050	
3	0910	SCRN RM L	0	100	18	25	321.00	SF	15.00	15.00	100	1998	1998	3	20	963	
4	0819	CONC 12"	0	100	0	0	69.00	SF	9.50	9.50	100	1998	1998	3	73	479	
5	0810	CONCRETE A	0	100	3	46	138.00	SF	6.50	6.50	100	1998	1998	3	73	655	
6	0810	CONCRETE A	0	100	16	40	640.00	SF	6.50	6.50	100	1998	1998	3	73	3,037	
7	1242	WD DECK A	0	100	5	18	90.00	SF	10.00	10.00	100	1998	1998	3	20	180	
8	1242	WD DECK A	0	100	7	7	49.00	SF	11.50	11.50	100	1998	1998	3	20	113	
9	1242	WD DECK A	0	100	10	18	180.00	SF	11.50	11.50	100	1998	1998	3	20	414	
10	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1998	1998	3	20	20	

TOTAL OB/XF 15,511

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

LOT 12
IN OR 1970/790
OCEAN OAKS PB 6/50

CREED MICHAEL L & VALTA
2739 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		601,776
TOTAL MARKET OB/XF VALUE		15,951
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		947,727
SOH/AGL Deduction		427,707
ASSESSED VALUE		520,020
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		464,298
TOTAL JUST VALUE		947,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		838,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/0790	3/05/2015	WD	Q	I	02	465,000
GRANTOR: STRICKLAND RICHARD &						
GRANTEE: CREED MICHAEL L & V						
1671/1176	4/12/2010	WD	Q	I	02	525,000
GRANTOR: HOWERTON MICHAEL						
GRANTEE: STRICKLAND RICHARD						

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

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
12	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1998	1998	3	73	57	
13	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	1998	1998	3	73	183	

LAND DESCRIPTION

TOTAL OB/XF 440

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