

LOT 14
IN OR 1246/1385
OCEAN OAKS PB 6/50

LEARY DONALD E & JACQUELINE C
2729 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	1997	2,880	466,053
FGR	600	55	1997	330	53,402
FOP	91	30	1997	27	4,369
FOP	201	30	1997	60	9,710
FST	91	55	1997	50	8,091
FUS	386	100	1997	386	62,464

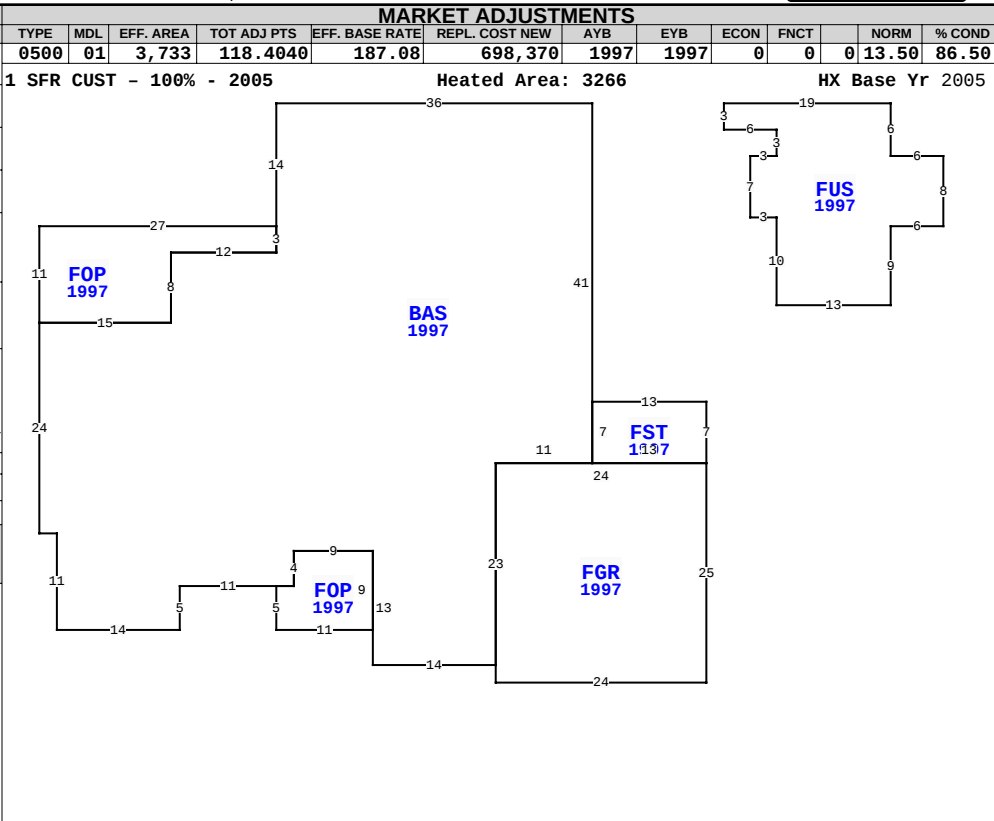
TOTALS	4,249			3,733	604,090
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0819	CONC 12"	0 100	0	0	99.00	SF	9.50	9.50	100	1997	1997	3	72	677	
3	1241	WD DECK G	0 100	3	10	30.00	UT	11.50	11.50	100	1997	1997	3	24	83	
4	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	1997	1997	3	20	5,202	
5	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	20	240	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	20	400	
7	0845	KOOL DECK	0 100	0	0	475.00	SF	7.25	7.25	100	1997	1997	3	72	2,480	
8	0910	SCRN RM L	0 100	0	0	822.00	SF	15.00	15.00	100	1997	1997	3	20	2,466	
9	0810	CONCRETE A	0 100	0	0	851.00	SF	6.50	6.50	100	1997	1997	3	72	3,983	
10	0810	CONCRETE A	0 100	0	0	94.00	SF	6.50	6.50	100	1998	1998	3	73	446	

LAND DESCRIPTION		
L N	USE CODE	CLS

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



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

2729 N OCEAN OAKS DR, FERNANDINA BEACH
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TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION

TOTALS	18,742
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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	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0819	CONC 12"	0 100	0	0	99.00	SF	9.50	9.50	100	1997	1997	3	72	677	
3	1241	WD DECK G	0 100	3	10	30.00	UT	11.50	11.50	100	1997	1997	3	24	83	
4	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	1997	1997	3	20	5,202	
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	604,090
TOTAL MARKET OB/XF VALUE	18,742
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	952,832
SOH/AGL Deduction	462,970
ASSESSED VALUE	489,862
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	439,140
TOTAL JUST VALUE	952,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	843,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111922	REPAIR/RRF	1,075	10/25/2011
983769	REPAIR/RRF	4,100	05/28/1998
983659	REPAIR/RRF	0	05/04/1998
972298	XFOB	0	11/21/1997
970064	NEW CONSTR	0	10/27/1997
972103	SWIM POOL	0	09/30/1997

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1246/1385	7/20/2004	WD U
		I I
		RSN CD
		07
		SALE PRICE
		100

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/1385	7/20/2004	WD	U	I	07	100
GRANTOR: BYRNS KENNETH L & LAU						
GRANTEE: LEARY DONALD E & JA						
1243/1319	7/07/2004	WD	Q	I		540,000
GRANTOR: BYRNS KENNETH L & LAU						
GRANTEE: LEARY DONALD E & JA						

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=1997] W36 S14 FOP=[YR=1997] W27 S11 E15 N8 E12 N3\$ S3
W12 S8 W15 S24 E2 S11 E14 N5 E11 FOP=[YR=1997] S5 E11 N9 W9
S4 W2\$ E2 N4 E9 S13 E14 FGR=[YR=1997] S2 E24 N25
FST=[YR=1997] N7 W13 S7 E13\$ W24 S23\$ N23 E11 N41\$ PTR=E15
FUS=[YR=1997] E19 S6 E6 S8 W6 S9 W13 N10 W3 N7 E3 N3 W6 N3\$
W15\$.