



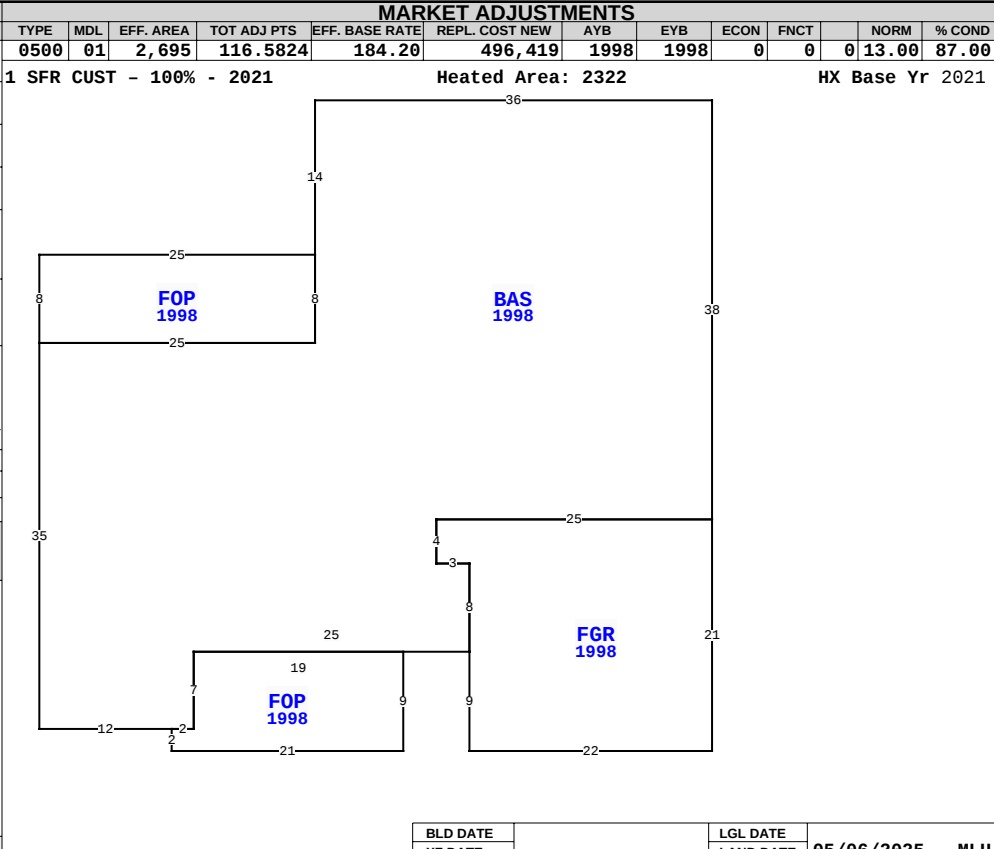
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	2,322	100	1998	2,322	372,109
FGR	474	55	1998	261	41,826
FOP	175	30	1998	52	8,333
FOP	200	30	1998	60	9,615
TOTALS	3,171			2,695	431,885

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	3	35	105.00	SF	6.50
3	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00
5	1242	WD DECK A	0	100	3	3	9.00	SF	11.00
6	0819	CONC 12"	0	100	6	6	36.00	SF	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00



2723 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		431,885	
TOTAL MARKET OB/XF VALUE		5,985	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		737,870	
SOH/AGL Deduction		472,191	
ASSESSED VALUE		265,679	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		214,957	
TOTAL JUST VALUE		737,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		643,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983124	NEW CONSTR	119,000	02/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0735	9/28/2020	WD	Q	I	02	455,000
GRANTOR: MILLER STACEY A ET AL						
GRANTEE: GUDORF RUSSELL J &						
2371/0522	6/24/2020	FJ	U	I	11	100
GRANTOR: DEEN MICHAEL EARL EST						
GRANTEE: MILLER STACEY A & A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E21 N9 W19 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.									