LOT 17
IN OR 780 PG 30
OCEAN OAKS PB 6/50

UNKENHOLZ LYNN G
2736 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034-4025

2025

00-00-31-1550-0017-0000

BUILDING CHARACTERISTICS

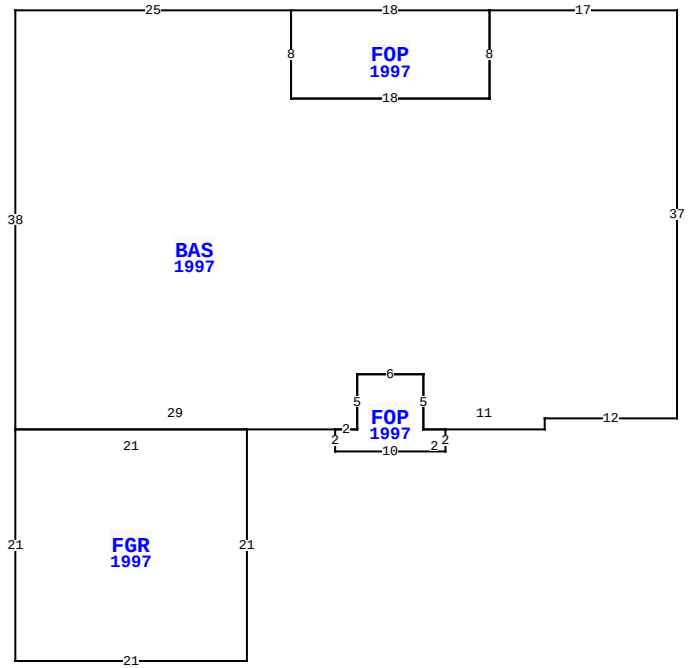
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,094	100	1997	2,094	363,729
FGR	441	55	1997	243	42,209
FOP	50	30	1997	15	2,605
FOP	144	30	1997	43	7,469
TOTALS	2,729			2,395	416,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,395	127.0962	200.81	480,940	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1999 Heated Area: 2094 HX Base Yr 1999



2736 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		416,013
TOTAL MARKET OB/XF VALUE		6,677
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		722,690
SOH/AGL Deduction		453,531
ASSESSED VALUE		269,159
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		213,437
TOTAL JUST VALUE		722,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10329B	NEW CONSTR	135,000	02/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/0030	12/19/1996	WD	Q	V		51,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: UNKENHOLZ THOMAS &						
0780/0028	12/19/1996	WD	U	V	19	38,800
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 FOP=[YR=1997] W18 S8 E18 N8 $ S8 W18 N8 W25 S38 FGR=[YR=1997] S21 E21 N21 W21 $ E29 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E12 N37 $.

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	0819	CONC 12"	0	100	0	0	45.00	SF	9.50	9.50	100	1997	1997	3	72	308	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	100	1997	1997	3	72	3,604	

LAND DESCRIPTION

TOTAL OB/XF 6,677

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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS