LOT 18 IN OR 827/1312
OCEAN OAKS PB 6/50

BELL ROGER T & DEBRA L
2740 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0018-0000

BUILDING CHARACTERISTICS

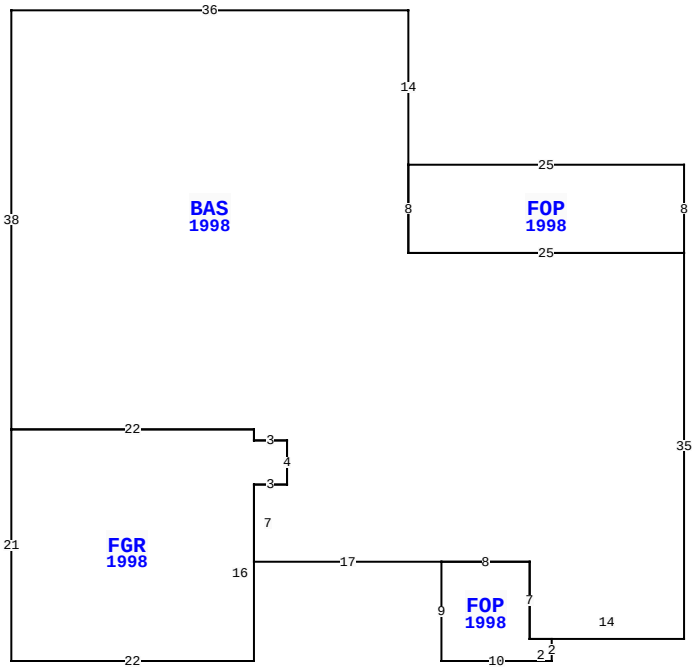
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	376,493
FGR	474	55	1998	261	42,319
FOP	76	30	1998	23	3,730
FOP	200	30	1998	60	9,728
TOTALS	3,072			2,666	432,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,666	117.9552	186.37	496,862	1998	1998	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1999 Heated Area: 2322 HX Base Yr 1999



2740 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,270
TOTAL MARKET OB/XF VALUE		13,728
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		745,998
SOH/AGL Deduction		442,696
ASSESSED VALUE		303,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,580
TOTAL JUST VALUE		745,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120650	NEW SHOWER PAN	1,000	04/16/2012
983159	XFOB	2,475	02/11/1998
983014	SWIM POOL	16,400	01/15/1998
63	NEW CONSTR	160,000	09/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0827/1312	3/26/1998	WD	Q	I		258,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BELL ROGER T & DEBR						
0800/0820	7/18/1997	WD	U	V	19	38,800
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W25 BAS=[YR=1998] N14 W36 S38 FGR=[YR=1998] S21 E22 N16 E3 N4 W3 N1 W22 $ E22 S1 E3 S4 W3 S7 E17 FOP=[YR=1998] S9 E10 N2 W2 N7 W8 $ E8 S7 E14 N35 W25 N8 $ S8 E25 N8 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0861	POOL GUNIT	0	100	10	16	160.00	SF	85.00	85.00	100	1998	1998	3	20	2,720	
3	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1998	1998	3	20	800	
5	0910	SCRN RM L	0	100	19	26	494.00	SF	15.00	15.00	100	1998	1998	3	20	1,482	
6	0845	KOOL DECK	0	100	0	0	313.00	SF	11.60	11.60	100	1998	1998	3	73	2,650	
7	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	1998	1998	3	73	347	
8	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	1998	1998	3	73	83	
9	0810	CONCRETE A	0	100	3	32	96.00	SF	6.50	6.50	100	1998	1998	3	73	456	
10	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	1998	1998	3	73	3,350	

LAND DESCRIPTION

TOTAL OB/XF 13,728

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	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