

LOT 19
IN OR 1227/1170
OCEAN OAKS PB 6/50

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0019-0000



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	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	1080.00
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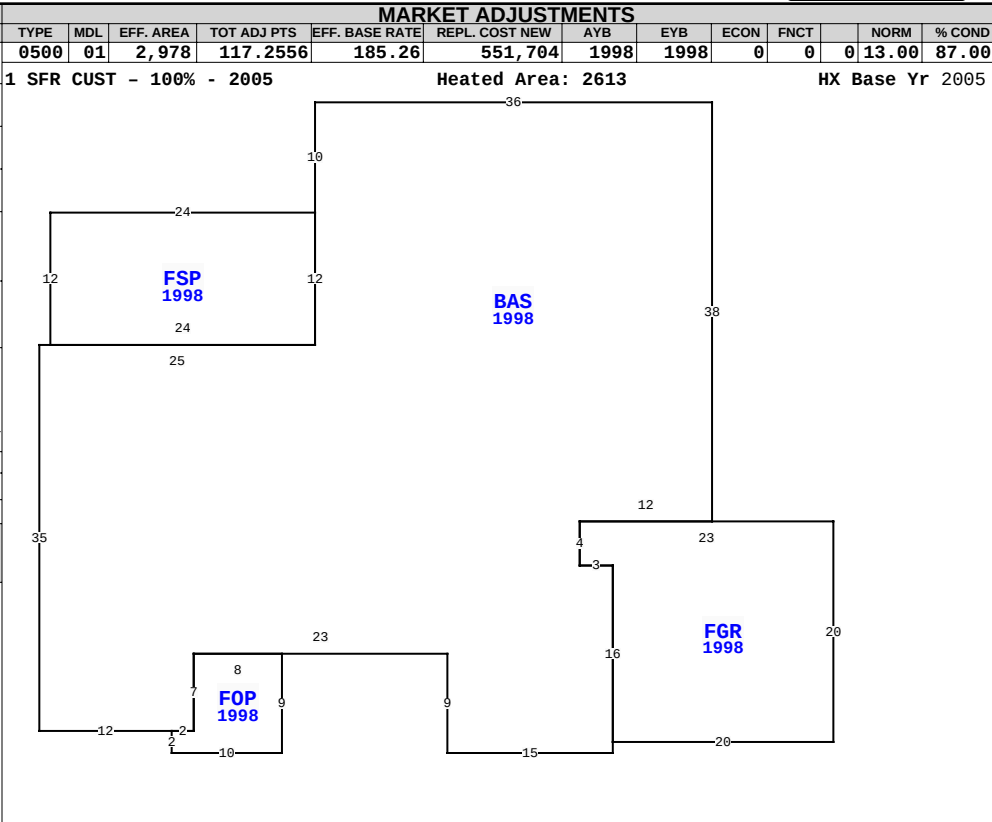
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	1998	2,613	421,153
FGR	412	55	1998	227	36,587
FOP	76	30	1998	23	3,707
FSP	288	40	1998	115	18,535

TOTALS	3,389			2,978	479,982
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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	0819	CONC 12"	0	100	7	10	70.00	SF	9.50
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50
4	1242	WD DECK A	0	100	3	7	21.00	SF	10.00
5	0810	CONCRETE A	0	100	3	44	132.00	SF	6.50
6	0810	CONCRETE A	0	100	16	43	688.00	SF	6.50

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

REVIEW DATE	05/12/2019	BY	KBA
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2744 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1998	1998	3	80	2,800	
2	0819	CONC 12"	0	100	7	10	70.00	SF	9.50	9.50	100	1998	1998	3	73	485	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1998	1998	3	20	19	
4	1242	WD DECK A	0	100	3	7	21.00	SF	10.00	10.00	100	1998	1998	3	20	42	
5	0810	CONCRETE A	0	100	3	44	132.00	SF	6.50	6.50	100	1998	1998	3	73	626	
6	0810	CONCRETE A	0	100	16	43	688.00	SF	6.50	6.50	100	1998	1998	3	73	3,265	

TOTAL OB/XF													7,237		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3				

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		479,982	
TOTAL MARKET OB/XF VALUE		7,237	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		787,219	
SOH/AGL Deduction		406,457	
ASSESSED VALUE		380,762	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		330,040	
TOTAL JUST VALUE		787,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		690,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091724	REPAIR/RRF	2,400	12/18/2009
983593	NEW CONSTR	119,000	04/20/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1227/1170	5/04/2004	WD	Q	I		353,000	
GRANTOR:ELWELL JOHN C & MARY							
GRANTEE:ANDERSON JON M							
0857/1140	12/02/1998	WD	Q	I		257,000	
GRANTOR:BRYLEN HOMES LTD							
GRANTEE:ELWELL JOHN C & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W36 S10 FSP=[YR=1998] W24 S12 E24 N12 \$ S12 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1998] E20 N20 W23 S4 E3 S16 \$ N16 W3 N4 E12 N38 \$									