

LOT 20
OR 839/241 & CASE# 06-1150-DR
OCEAN OAKS PB 6/50

CZERMANSKI SANDY
2752 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0020-0000



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	12	HARDWOOD 90
Interior Floor	14	CARPET 10
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	1998	2,094	351,567
FGR	441	55	1998	243	40,798
FOP	50	30	1998	15	2,519
FOP	144	30	1998	43	7,219

TOTALS 2,729 2,395 402,103

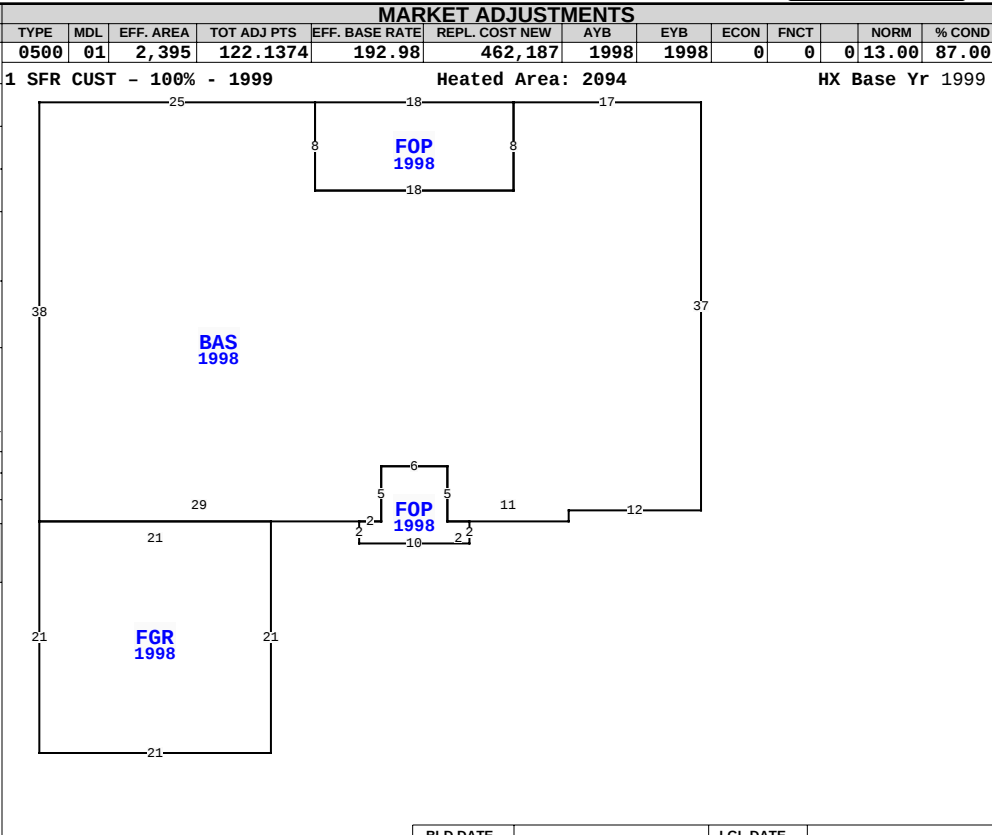
EXTRA FEATURES

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	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	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	73	111	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	73	76	
4	0810	CONCRETE A	0	100	0	0	1,191.00	SF	6.50	6.50	100	1998	1998	3	73	5,651	

LAND DESCRIPTION

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	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



2752 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2025	MLU
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TOTAL OB/XF 8,638

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	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							

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE	402,103	
TOTAL MARKET OB/XF VALUE	8,638	
TOTAL LAND VALUE - MARKET	300,000	
TOTAL MARKET VALUE	710,741	
SOH/AGL Deduction	455,459	
ASSESSED VALUE	255,282	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	204,560	
TOTAL JUST VALUE	710,741	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	617,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131412	ROOFREP	450	06/20/2013
972481	NEW CONSTR	119,000	01/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0839/0241	6/24/1998	WD	U	I		252,100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CZERMANSKI STANLEY						
0820/0284	1/21/1998	WD	U	V	19	38,800
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 FOP=[YR=1998] W18 S8 E18 N8 \$ S8 W18 N8 W25 S38 FGR=[YR=1998] S21 E21 N21 W21 \$ E29 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N1 E12 N37 \$.

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