

LOT 22
IN OR 1680/890
OCEAN OAKS PB 6/50

CARMICHAEL DANE R & SUSAN J
2774 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0022-0000



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 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,200	100	1997	2,200	368,307
FGR	564	55	1997	310	51,897
FOP	38	30	1997	11	1,842
FOP	201	30	1997	60	10,044
PTO	36	5	1997	2	335
STR	9	10	1997	1	168
STR	9	10	1997	1	168
STR	18	10	1997	2	335
STR	40	10	1997	4	670
TOTALS	3,115			2,591	433,765

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	10	30.00	SF	6.50
3	0855	CONC PAVER	0	100	0	0	688.00	SF	7.00
4	0861	POOL GUNIT	0	100	14	17	238.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	262.00	SF	20.00
6	0911	SCRN RM A	0	100	20	25	500.00	SF	17.50
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
8	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50
9	0855	CONC PAVER	0	100	0	0	104.00	SF	7.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,591	122.4960	193.54	501,462	1997	1997	0	0	13.50	86.50

1 SFR CUST - 100% - 2011

Heated Area: 2200

HX Base Yr 2011

The floor plan diagram shows a building layout with several rooms and areas labeled in blue text. The rooms are: BAS 1997, FGR 1997, FOP 1997, STR 1997, and PTO 1997. The diagram includes dimensions for various sections and walls. The layout is as follows: A large rectangular area on the left contains BAS 1997 and FGR 1997. A smaller rectangular area on the right contains FOP 1997. A small rectangular area at the bottom right contains FOP 1997 and STR 1997. A small rectangular area at the top right contains PTO 1997. The diagram includes dimensions for various sections and walls. The layout is as follows: A large rectangular area on the left contains BAS 1997 and FGR 1997. A smaller rectangular area on the right contains FOP 1997. A small rectangular area at the bottom right contains FOP 1997 and STR 1997. A small rectangular area at the top right contains PTO 1997. The diagram includes dimensions for various sections and walls.

BLD DATE		LGL DATE	05/06/2025
VED DATE		LAND DATE	MLU

TOTAL OB/XF									
25,430									

TOTAL OB/XF									
25,430									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					433,765				
TOTAL MARKET OB/XF VALUE					25,430				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					759,195				
SOH/AGL Deduction					386,655				
ASSESSED VALUE					372,540				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					321,818				
TOTAL JUST VALUE					759,195				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					665,107				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190630	SCRNENCL	0	11/06/2019
20160444	PAVERS	0	02/18/2016
20121746	H/AC NC	5,000	08/27/2012
984139	H/AC NC	0	08/11/1998
972233	PLUMBING NC	0	11/06/1997
972115	SCREEN POOL ENCL0	15,900	10/03/1997

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1680/0890		5/18/2010	WD	Q	I	01	429,000		
GRANTOR: STIPCAK DONALD J & JO									
GRANTEE: CARMICHAEL DANE R &									
1527/0824		9/27/2007	QC	Q	I	01	100		
GRANTOR: STIPCAK DONALD J & JO									
GRANTEE: LEWANDOWSKI JULIE E									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=1997] W25 BAS=[YR=1997] N13 STR=[YR=1997] N3W3 PTO=[YR=1997] W12 STR=[YR=1997] W6S3E6N3\$ S3E12N3\$ S3 E3\$ W36 S32 FGR=[YR=1997] S27 E22 N17 E3 N4 W10 N6 W15\$ E15 S6 E10 S4 W3S8E19 FOP=[YR=1997] S3 W2 S2 STR=[YR=1997] S4E10N4W10\$ E10 N2 W2N3 W6\$ E6 S3 E14 N31 U2 L2 W10 D2 L2 W11N9\$S9E11 R2 U2 E10 D2 R2 N6 STR=[YR=1997] E3N3W3S3\$ N3\$.									