LOT 26
IN OR 1835/1110
OCEAN OAKS PB 6/50

REIDY BERNARD E SR & NANCY V
2773 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

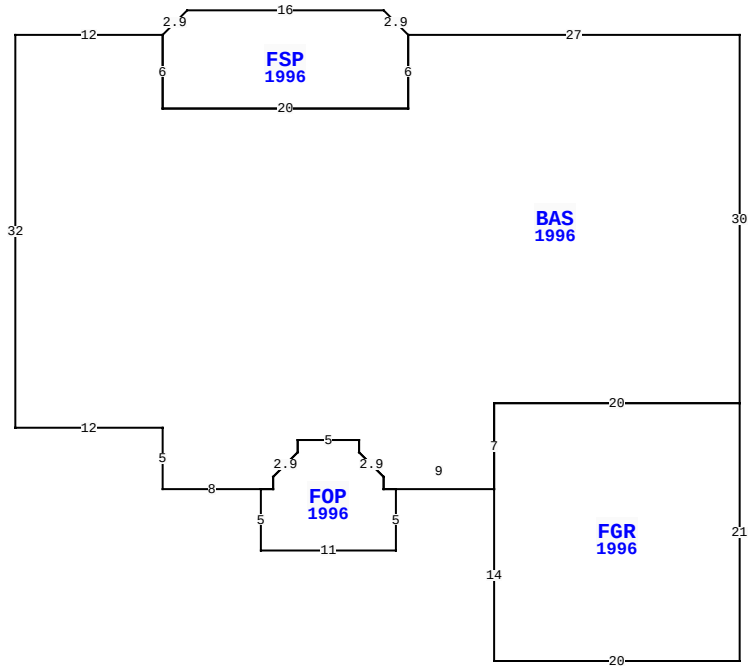
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,835	100	1996	1,835	305,615
FGR	420	55	1996	231	38,472
FOP	83	30	1996	25	4,164
FSP	156	40	1996	62	10,326
TOTALS	2,494			2,153	358,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,153	122.5686	193.66	416,950	1996	1996	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2014 Heated Area: 1835 HX Base Yr 2014



2773 OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		358,577
TOTAL MARKET OB/XF VALUE		5,569
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		664,146
SOH/AGL Deduction		349,595
ASSESSED VALUE		314,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,829
TOTAL JUST VALUE		664,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121940	SCRN RM	5,600	09/20/2012
20111445	OUTLETS & STOVE O	300	08/23/2011
20110872	LP TANK & 2 FIXTU	595	06/02/2011
969953	NEW CONSTR	101,700	07/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1835/1110	1/08/2013	WD	U	I	30	289,000
GRANTOR: REIDY ANDREW M & COUR						
GRANTEE: REIDY BERNARD E SR						
1735/1857	4/26/2011	WD	U	I	38	235,000
GRANTOR: MELFI SHIRLEY H						
GRANTEE: REIDY ANDREW M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W27 FSP=[YR=1996] L2 U2 W16 D2 L2 S6 E20 N6 $ S6 W20 N6 W12 S32 E12 S5 E8 FOP=[YR=1996] S5 E11 N5 W1 N1 L2 U2 N1 W5 S1 D2 L2 S1W1$E1N1 U2 R2 N1E5S1 D2 R2 S1E9 FGR=[YR=1996] S14 E20 N21 W20 S7 $ N7 E20 N30 $.

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	0855	CONC PAVER	0	100	0	0	822.00	SF	7.00	7.00	100	2014	2014	3	94	5,409	
2	0819	CONC 12"	0	100	3	8	24.00	SF	9.50	9.50	100	1996	1996	3	70	160	

LAND DESCRIPTION

TOTAL OB/XF 5,569

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