LOT 28
OCEAN OAKS PB 6/50

BOGGS MARY N L/E/
2770 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034-4821

2025

00-00-31-1550-0028-0000

BUILDING CHARACTERISTICS

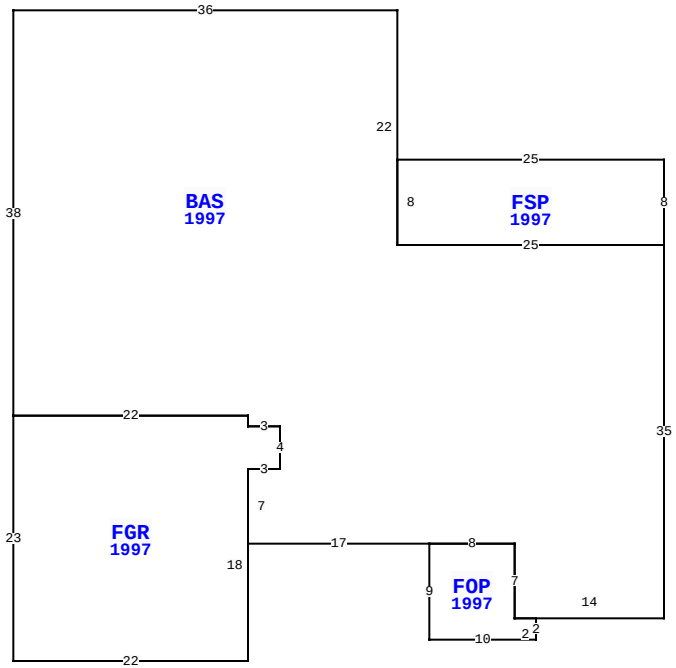
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1997	2,322	396,103
FGR	518	55	1997	285	48,617
FOP	76	30	1997	23	3,924
FSP	200	40	1997	80	13,647
TOTALS	3,116			2,710	462,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,710	124.8192	197.21	534,439	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2000 Heated Area: 2322 HX Base Yr 2000



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

2770 OCEAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,290
TOTAL MARKET OB/XF VALUE		9,162
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		771,452
SOH/AGL Deduction		466,364
ASSESSED VALUE		305,088
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		249,366
TOTAL JUST VALUE		771,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10330B	NEW CONSTR	150,000	02/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/0279	6/04/2019	LE	U	I	11	100
GRANTOR: BOGGS MARY N						
GRANTEE: THIGPEN MICHEAL & K						
0865/1450	2/03/1999	WD	Q	I		262,000
GRANTOR: WILLIS JAMES WALDO &						
GRANTEE: BOGGS MILTON L & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S38 FGR=[YR=1997] S23 E22 N18 E3 N4 W3 N1 W22 $ E22 S1 E3 S4 W3 S7 E17 FOP=[YR=1997] S9 E10 N2 W2 N7 W8 $ E8 S7 E14 N35 FSP=[YR=1997] N8 W25 S8 E25 $ W25 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0819	CONC 12"	0	100	18	14	252.00	SF	9.50	9.50	100	1997	1997	3	72	1,724	
3	0910	SCRN RM L	0	100	18	14	252.00	SF	15.00	15.00	100	1997	1997	3	20	756	
4	0819	CONC 12"	0	100	0	0	28.00	SF	9.50	9.50	100	1997	1997	3	72	192	
5	0810	CONCRETE A	0	100	0	0	796.00	SF	6.50	6.50	100	1997	1997	3	72	3,725	

LAND DESCRIPTION

TOTAL OB/XF 9,162

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