LOT 29
OCEAN OAKS PB 6/50

PCHEC INVESTMENTS LLC
245 JOHNSON BRADY RD
CANTON, GA 30115

2025

00-00-31-1550-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

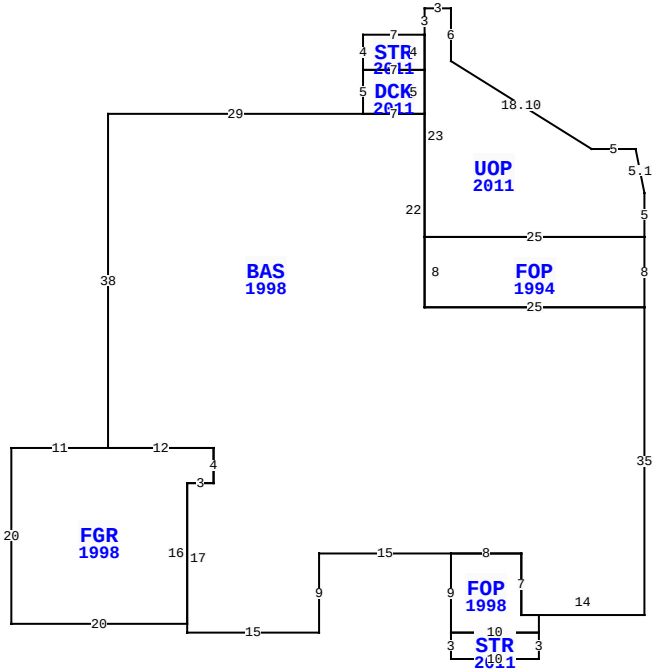
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	1998	2,613	431,110
DCK	35	10	2011	4	660
FGR	412	55	1998	227	37,452
FOP	200	30	1994	60	9,899
FOP	76	30	1998	23	3,795
STR	28	10	2011	3	495
STR	30	10	2011	3	495
UOP	376	20	2011	75	12,374
TOTALS	3,770			3,008	496,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,008	120.0232	189.64	570,437	1998	1998	0	0	0	13.00	87.00

1 SFR CUST – 0% - 2025 Heated Area: 2613 HX Base Yr



2776 OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	496,280
TOTAL MARKET OB/XF VALUE	35,911
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	832,191
SOH/AGL Deduction	0
ASSESSED VALUE	832,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	832,191
TOTAL JUST VALUE	832,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110967	GAS	200	06/15/2011
20110914	REMODEL	2,000	06/07/2011
20110727	XFOB	6,000	05/12/2011
20110468	DEMOLITION	1,000	03/31/2011
20110458	SWIM POOL	31,000	03/29/2011
60	NEW CONSTR	0	09/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/337	1/31/2025	QC	U	I	11	100
GRANTOR: JORDHOY BARBARA LEE &						
GRANTEE: PCHEC INVESTMENTS L						
2735/1726	8/30/2024	WD	Q	I	01	975,000
GRANTOR: TANNER HAMPTON H						
GRANTEE: JORDHOY BARBARA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W5 L16 U10 N6W3S3 STR=[YR=2011] W7S4
DCK=[YR=2011] S5 BAS=[YR=1998] W29S38 FGR=[YR=1998] W11S20
E20N16E3N4W12$ E12S4W3S17E15 N9 E15 FOP=[YR=1998] S9
STR=[YR=2011] S3 E10N3W10$ E10N2W2N7W8$ E8S7E14 N35
FOP=[YR=1994] N8W25S8E25$ W25N22 W7$ E7N5W7$ E7N4$ S23E25N5
U5 L1 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	3	41	123.00	SF	6.50	6.50	100	1998	1998	3	73	584	
3	0810	CONCRETE A	0	0	0	0	967.00	SF	6.50	6.50	100	1998	1998	3	73	4,588	
5	0861	POOL GUNIT	0	0	0	0	401.00	SF	85.00	85.00	100	2011	2011	3	60	20,451	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2011	2011	3	45	1,800	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450	
8	0910	SCRN RM L	0	0	0	0	776.00	SF	15.00	15.00	100	2011	2011	3	45	5,238	

LAND DESCRIPTION

TOTAL OB/XF 35,911

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	0	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