

OCEAN OAKS PB 6/50

FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall17CB STUCCO 20

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo15HARDTILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1080.00

TOTALS3,3012,943471,615

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,943117.2556185.26545,220199719970013.5086.50

1 SFR CUST - 100% - 1998Heated Area: 2613HX Base Yr 1998

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,61310019972,613418,733

FGR41255199722736,377

FOP76301997233,686

FSP2004019978012,820

BLD DATE

XF DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199719973792,765

20819CONC 12"01000055.00SF9.509.5010019971997372376

30810CONCRETE A010000903.00SF6.506.50100199719973724,226

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE05/12/2019BYKBA

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE471,615

TOTAL MARKET OB/XF VALUE7,367

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE778,982

SOH/AGL Deduction485,960

ASSESSED VALUE293,022

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE242,300

TOTAL JUST VALUE778,982

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE682,791

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0815/191512/09/1997WDQI36,300

GRANTOR: BRYLEN HOMES LTD

GRANTEE: HOUSEWORTH LLOYD D

0790/12354/17/1997WDUV1936,300

GRANTOR: OCEAN OAKS LTD

GRANTEE: BRYLEN HOMES LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S14 FSP=[YR=1997] W25 S8 E25 N8\$ S8 W25 S35
E12 FOP=[YR=1997] S2 E10 N9 W8 S7 W2\$ E2 N7 E23 S9 E15 N1
FGR=[YR=1997] E20 N20 W23 S4 E3 S16\$ N16 W3 N4 E12 N38\$.