

DEEMS RYAN F & JOANNA
2769 S OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

00-00-31-1550-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 80										0500 01 2,686 116.5824 184.20 494,761 1998 1998 0 0 13.00 87.00										Tax Group: 2 Tax Dist:									
Exterior Wall 17 CB STUCCO 20										1 SFR CUST - 100% - 2014 Heated Area: 2322 HX Base Yr 2014										BUILDING MARKET VALUE 430,442									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 10,393									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 300,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 740,835									
Interior Floo 14 CARPET 80																				SOH/AGL Deduction 384,460									
Interior Floo 15 HARDTILE 20																				ASSESSED VALUE 356,375									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 305,653									
Bedrooms 3 100																				TOTAL JUST VALUE 740,835									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 646,684									
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 1998 2,322 372,109																													
FGR 474 55 1998 261 41,826																													
FOP 76 30 1998 23 3,686																													
FSP 200 40 1998 80 12,820																													
TOTALS 3,072 2,686 430,442																													
EXTRA FEATURES										2769 S OCEAN OAKS DR, FERNANDINA BEACH																			
L N 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 1998 1998 3 80 2,800																													
2 0819 CONC 12" 0 100 3 10 30.00 SF 9.50 9.50 100 1998 1998 3 73 208																													
3 0810 CONCRETE A 0 100 3 28 84.00 SF 6.50 6.50 100 1998 1998 3 73 399																													
4 0810 CONCRETE A 0 100 0 0 651.00 SF 6.50 6.50 100 1998 1998 3 73 3,089																													
5 0810 CONCRETE A 0 100 3 3 9.00 SF 6.50 6.50 100 1998 1998 3 73 43																													
6 1242 WD DECK A 0 100 16 4 64.00 SF 10.00 10.00 100 1998 1998 3 20 128																													
7 0462 ST/AL FNC 0 100 0 0 548.00 SF 10.00 10.00 100 2013 2013 3 68 3,726																													
LAND DESCRIPTION										TOTAL OB/XF 10,393																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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																													