LOT 36 IN OR 876/1279
OCEAN OAKS PB 6/50

MAURICIO LORETO L & MARGARITA
2753 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

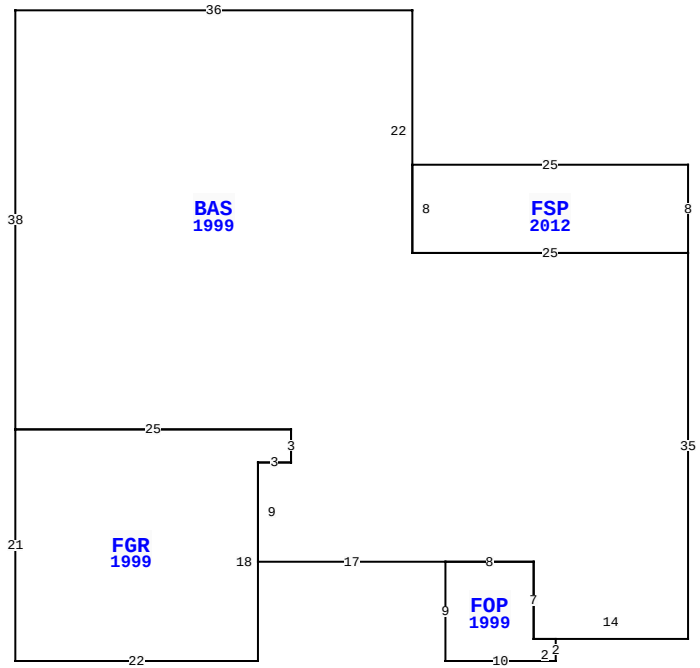
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,325	100	1999	2,325	403,580
FGR	471	55	1999	259	44,958
FOP	76	30	1999	23	3,993
FSP	200	40	2012	80	13,886
TOTALS	3,072			2,687	466,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,687	125.5584	198.38	533,047	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2000 Heated Area: 2325 HX Base Yr 2000



2753 S 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		466,416
TOTAL MARKET OB/XF VALUE		17,004
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		783,420
SOH/AGL Deduction		472,010
ASSESSED VALUE		311,410
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		255,688
TOTAL JUST VALUE		783,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171013	SCRNROOM	7,175	04/04/2017
20122387	REPLACE 4 TON AC	4,657	11/28/2012
984134	NEW CONSTR	118,000	03/03/1999
985086	XFOB	2,809	03/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0876/1279	3/30/1999	WD	Q	I		251,900
GRANTOR: BRYLEN HOMES						
GRANTEE: MAURICIO LORETO L &						
0812/0191	11/03/1997	WD	U	V	19	36,300
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 S38 FGR=[YR=1999] S21 E22 N18 E3 N3 W25$ E25 S3 W3 S9 E17 FOP=[YR=1999] S9 E10 N2 W2 N7 W8 $ E8 S7 E14 N35 FSP=[YR=2012] 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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	14	25	350.00	SF	6.50	6.50	100	1999	1999	3	75	1,706	
3	0911	SCRN RM A	0	100	0	0	350.00	SF	17.50	17.50	100	2017	2017	3	74	4,533	
4	0810	CONCRETE A	0	100	0	0	1,525.00	SF	6.50	6.50	100	1999	1999	3	75	7,434	
5	1242	WD DECK A	0	100	3	4	12.00	SF	11.00	11.00	100	1999	1999	3	20	26	
6	0819	CONC 12"	0	100	0	0	66.00	SF	9.50	9.50	100	1999	1999	3	75	470	

LAND DESCRIPTION

TOTAL OB/XF 17,004

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