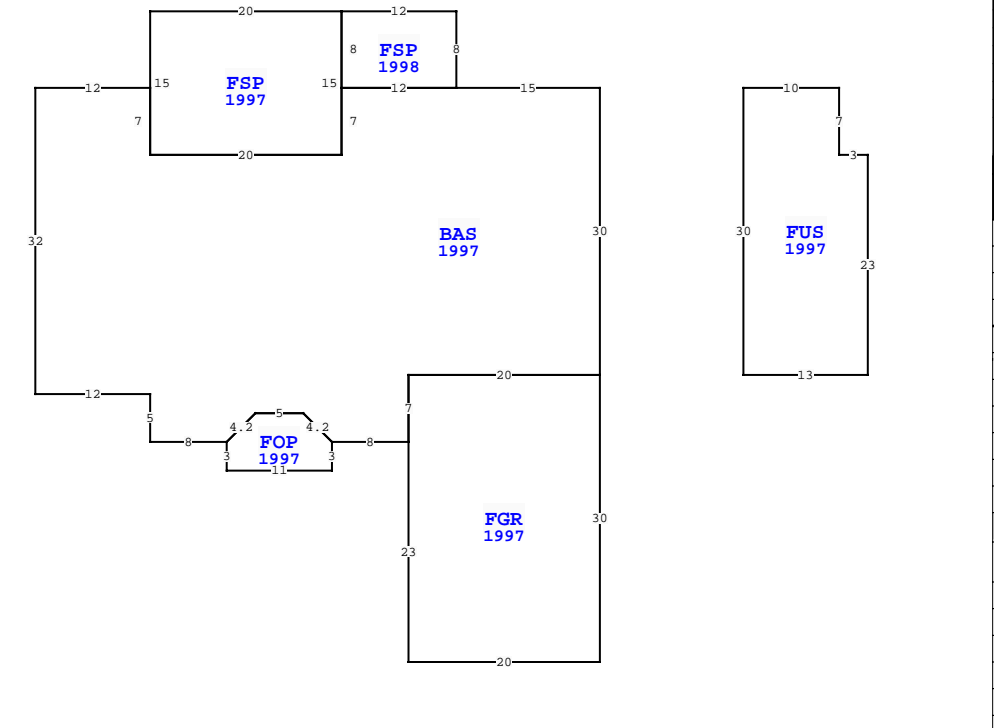


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,693	122.4960	193.54	521,203	1997	1997	0	0	0	13.50	86.50

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	450,841			
TOTAL MARKET OB/XF VALUE	7,482			
TOTAL LAND VALUE - MARKET	300,000			
TOTAL MARKET VALUE	758,323			
SOH/AGL Deduction	297,652			
ASSESSED VALUE	460,671			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	409,949			
TOTAL JUST VALUE	758,323			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	663,067			



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	1,819	100	1997	1,819	304,522
FGR	600	55	1997	330	55,246
FOP	57	30	1997	17	2,846
FSP	300	40	1997	120	20,090
FSP	96	40	1998	38	6,362
FUS	369	100	1997	369	61,775
TOTALS	3,241			2,693	450,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983280	REMODEL	3,075	03/03/1998
10601B	NEW CONSTR	153,000	07/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0356	8/09/2019	WD Q	Q	I	02	475,000
GRANTOR: RAINNEY ROBERT R JR &						
GRANTEE: MULLEN THOMAS A & K						
1811/0355	8/27/2012	WD U	U	I	11	100
GRANTOR: RAINNEY ROBERT R JR &						
GRANTEE: RAINNEY ROBERT R JR						

EXTRA FEATURES															2747 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	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765		
2	0819	CONC 12"	0	100	0	28.00	SF	9.50	9.50	100	1997	1997	3	72	192		
3	0810	CONCRETE A	0	100	0	886.00	SF	6.50	6.50	100	1997	1997	3	72	4,146		
4	0875	HOT TUB	0	100	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240		
5	0819	CONC 12"	0	100	4	20.00	SF	9.50	9.50	100	1998	1998	3	73	139		

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

BUILDING NOTES	
BAS=[YR=1997] W15 FSP=[YR=1998] N8 W12 FSP=[YR=1997] W20 S15 E20 N15 \$ S8 E12 \$ W12 S7 W20 N7 W12 S32 E12 S5 E8 FOP=[YR=1997] S3 E11N3 L3 U3 W5 D3 L3 \$ U3 R3 E5 D3 R3 E8 FGR=[YR=1997] S23 E20 N30 W20 S7 \$ N7 E20 N30 \$ PTR= E15 FUS=[YR=1997] E10 S7 E3 S23 W13 N30 \$ W15 \$.	

LAND DESCRIPTION										TOTAL OB/XF										7,482				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							