

LOT 40
IN OR 1187/409
OCEAN OAKS PB 6/50

HANSBERRY ALICE MARLENE
2726 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0040-0000



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 80
Interior Floor	15	HARDTILE 20
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	

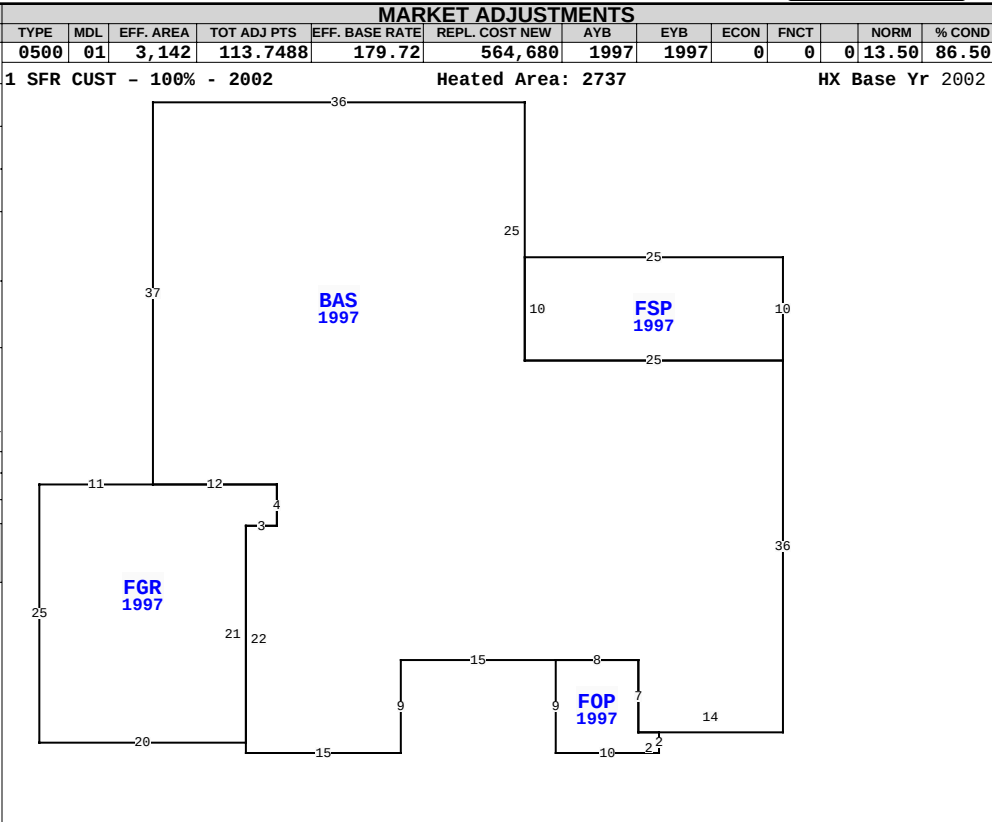
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,737	100	1997	2,737	425,488
FGR	512	55	1997	282	43,839
FOP	76	30	1997	23	3,576
FSP	250	40	1997	100	15,546

TOTALS	3,575			3,142	488,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,468.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50
4	0819	CONC 12"	0	100	5	10	50.00	SF	9.50
5	0819	CONC 12"	0	100	0	0	52.00	SF	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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2726 S OCEAN OAKS DR, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1997	1997	3	79	2,765	
6.50	100	1997	1997	3	72	6,870	
6.50	100	1997	1997	3	72	744	
9.50	100	1997	1997	3	72	342	
9.50	100	1997	1997	3	72	356	

TOTAL OB/XF									
11,077									

Total Acres:	0.00	Total Land Value:	330,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		488,448	
TOTAL MARKET OB/XF VALUE		11,077	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		829,525	
SOH/AGL Deduction		433,892	
ASSESSED VALUE		395,633	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		344,911	
TOTAL JUST VALUE		829,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090725	FOUNDATION	4,900	06/10/2009
20052726	DEMOLITION	0	09/26/2005
20033949	FOUNDATION	9,000	10/06/2003
2003480	FOUNDATION	57,975	08/14/2000
2003480	FOUNDATION	4,750	07/16/2000
10255B	NEW CONSTR	150,000	01/17/1997

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
1187/0409	11/07/2003	WD Q	I 01
GRANTOR: HANSBERRY ALICE MARLE			
GRANTEE: HANSBERRY ALICE MAR			
1181/1004	10/17/2003	WD Q	I 01
GRANTOR: HANSBERRY ALICE MARLE			
GRANTEE: HANSBERRY ALICE MAR			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1997] W36 S37 FGR=[YR=1997] W11 S25 E20 N21 E3 N4 W12 \$ E12 S4 W3 S22 E15 N9 E15 FOP=[YR=1997] S9 E10 N2 W2 N7 W8 \$ E8 S7 E14 N36 FSP=[YR=1997] N10 W25 S10 E25 \$ W25 N25 \$.			

TOTAL OB/XF									
11,077									

Common:	330,000	PRINTED 07/30/2025 BY SYS
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