

LOT 43
IN OR 1686/40
OCEAN OAKS PB 6/50

WESCHE ROBERT J JR & KATHY L
2748 OCEAN OAKS SOUTH
FERNANDINA BEACH, FL 32034

2025

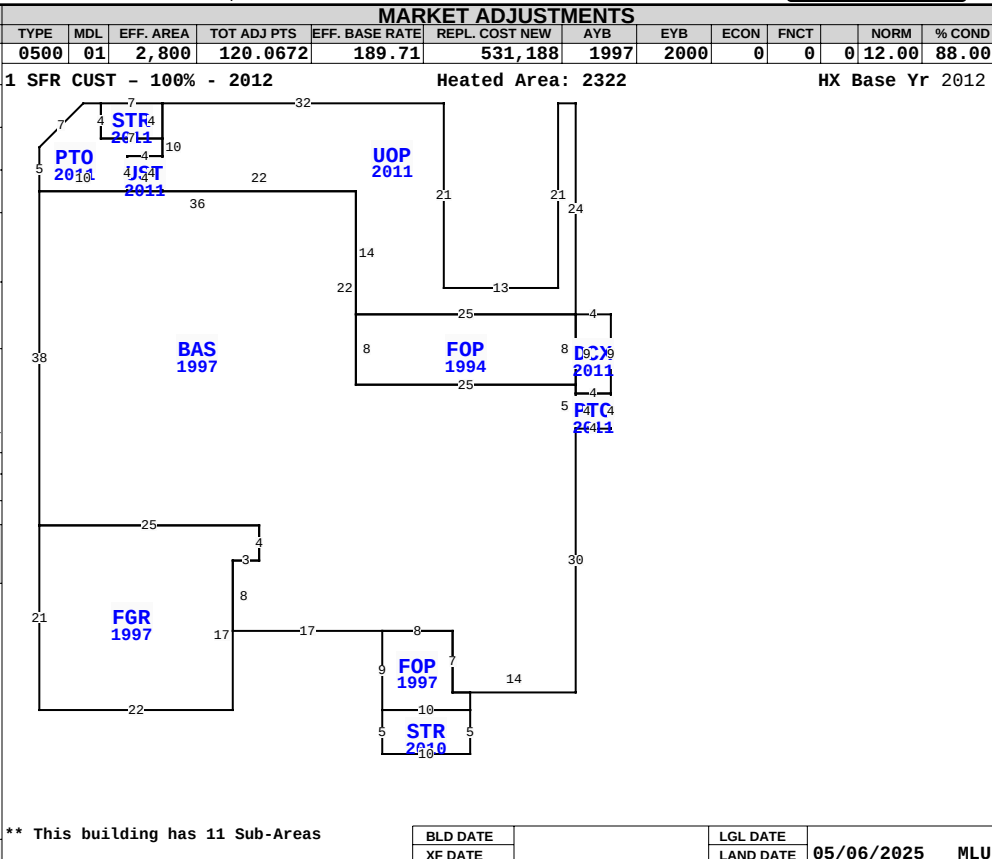
00-00-31-1550-0043-0000



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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.	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	2,322	100	1997	2,322	387,646
DCX	36	15	2011	5	835
FGR	474	55	1997	261	43,572
FOP	200	30	1994	60	10,017
FOP	76	30	1997	23	3,839
PTO	16	5	2011	1	167
PTO	84	5	2011	4	668
STR	50	10	2010	5	835
STR	28	10	2011	3	501
UOP	547	20	2011	109	18,197
TOTALS	3,849			2,800	467,445



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	0855	CONC PAVER	0	100	0	0	727.00	SF	10.00
3	0861	POOL GUNIT	0	100	21	13	273.00	SF	85.00
4	0881	FOUNTAIN	0	100	0	0	1.00	UT	1,000.00
5	0911	SCRN RM A	0	100	0	0	820.00	SF	17.50

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	
10.00	100	2014	2014	3	94	6,834	
85.00	100	2011	2011	3	60	13,923	
1,000.00	55	2011	2011	3	55	550	
17.50	100	2011	2011	3	45	6,458	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		467,445	
TOTAL MARKET OB/XF VALUE		30,530	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		797,975	
SOH/AGL Deduction		401,392	
ASSESSED VALUE		396,583	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		345,861	
TOTAL JUST VALUE		797,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		703,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112241	XFOB	9,980	12/19/2011
20112223	REMODEL	9,504	12/15/2011
20111681	SWIM POOL	35,000	09/19/2011
20111475	H/AC	4,675	08/26/2011
10430	NEW CONSTR	162,000	04/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1686/0040	6/28/2010	WD	Q	I	01	425,000
GRANTOR: HUTCHISON LARRY						
GRANTEE: WESCHE ROBERT J JR						
0787/1272	3/18/1997	WD	Q	V		45,000
GRANTOR: BRYLEN HOMES						
GRANTEE: HUTCHISON LARRY & S						

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2011] W2S21 W13N21W32 STR=[YR=2011] W7 PTO=[YR=2011] W2 L5 D5 S5 BAS=[YR=1997] S38 FGR=[YR=1997] S21E22N17 E3N4W25\$ E25S4W3S8E17 FOP=[YR=1997] S9 STR=[YR=2010] S5E10N5W10\$ E10N2W2 N7W8\$ E8S7E14N30 PTO=[YR=2011] E4N4 DCX=[YR=2011] N9W4 FOP=[YR=1994] W25S8E25 N8\$ S9E4\$ W4S4\$ N5W25N22W36\$ E10 UST=[YR=2011] E4N4W4S4\$ N4E4N2W7 N4\$ S4E7N4\$ S10E22S14E25N24\$.									