LOT 44
IN OR 2206/1440
OCEAN OAKS PB 6/50

MARC CHRISANN
2754 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1550-0044-0000**

## BUILDING CHARACTERISTICS

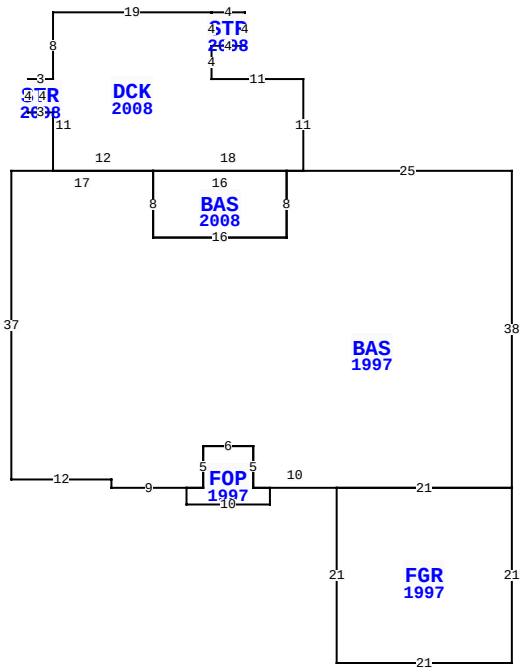
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 17 | CB STUCCO 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,110 | 100 | 1997 | 2,110 | 339,241 |
| BAS | 128 | 100 | 2008 | 128 | 20,579 |
| DCK | 482 | 10 | 2008 | 48 | 7,718 |
| FGR | 441 | 55 | 1997 | 243 | 39,069 |
| FOP | 50 | 30 | 1997 | 15 | 2,412 |
| STR | 12 | 10 | 2008 | 1 | 161 |
| STR | 16 | 10 | 2008 | 2 | 322 |
| TOTALS | 3,239 | | | 2,547 | 409,501 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,547 | 117.6384 | 185.87 | 473,411 | 1997 | 1997 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST – 100% - 2019 Heated Area: 2238 HX Base Yr 2019




2754 S OCEAN OAKS DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 409,501 |
| TOTAL MARKET OB/XF VALUE | | 10,157 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 719,658 |
| SOH/AGL Deduction | | 289,764 |
| ASSESSED VALUE | | 429,894 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 379,172 |
| TOTAL JUST VALUE | | 719,658 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 626,311 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20081556 | XFOB | 2,000 | 10/09/2008 |
| 20081274 | REPAIR/RRF | 2,150 | 08/06/2008 |
| 10585B | NEW CONSTR | 148,370 | 07/07/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2206/1440 | 6/26/2018 | WD | Q | I | 01 | 488,500 |
| GRANTOR: CARROLL BOBBY L & DEB | | | | | | |
| GRANTEE: MARC CHRISANN | | | | | | |
| 0795/1447 | 6/05/1997 | WD | Q | V | | 45,000 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: CARROLL BOBBY L & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W25 DCK=[YR=2008] N11 W11 N4 STR=[YR=2008] E4 N4 W4 S4$ N4 W19 S8 STR=[YR=2008] W3 S4 E3 N4$ S11 E12 BAS=[YR=2008] S8 E16 N8 W16$ E18$ W2 S8 W16 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21$ E21 N38$.

## 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 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 0819 | CONC 12" | 0 | 100 | 2 | 6 | 12.00 | SF | 9.50 | 9.50 | 100 | 1997 | 1997 | 3 | 72 | 82 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,562.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 7,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,157

| 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