

LOT 45
IN OR 857/1724
OCEAN OAKS PB 6/50

LAUBACH RUSSELL S & KAREN L
2766 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0045-0000



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 Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	1997	1,865	308,836
FGR	441	55	1997	243	40,240
FOP	61	30	1997	18	2,981
FOP	120	30	1997	36	5,962

TOTALS	2,487			2,162	358,017
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EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0861	POOL GUNIT	0	100	11	24	264.00	SF	85.00	85.00	100	1997	1997	3	20	4,488	
3	0810	CONCRETE A	0	100	0	0	504.00	SF	6.50	6.50	100	1997	1997	3	72	2,359	
4	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	20	240	
5	0910	SCRN RM L	0	100	16	48	768.00	SF	15.00	15.00	100	1997	1997	3	20	2,304	
6	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1997	1997	3	72	183	

LAND DESCRIPTION

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							

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	SY
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MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1		2			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
0500	01	2,162	121.1672	191.44	413,893	1997	1997		0	0	0	13.50	86.50	STANDARD								
1 SFR CUST - 100% - 1999													Heated Area: 1865						HX Base Yr 1999			
																						