



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
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	1,931	100	1998	1,931	336,498
FGR	420	55	1998	231	40,254
FOP	62	30	1998	19	3,311
FSP	120	40	1998	48	8,364

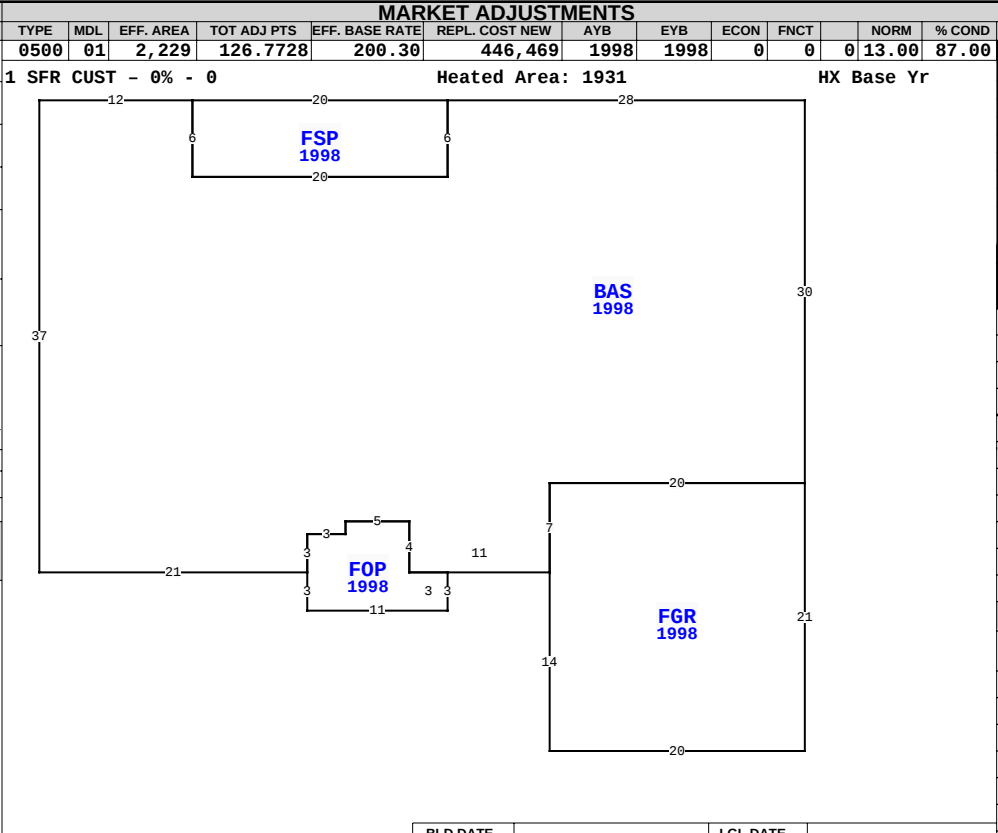
TOTALS	2,533			2,229	388,428
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EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	73	111	
3	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	100	1998	1998	3	73	669	
4	0810	CONCRETE A	0	0	0	0	786.00	SF	6.50	6.50	100	1998	1998	3	73	3,730	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



2772 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
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4	0810	CONCRETE A	0	0	0	0	786.00	SF	6.50	6.50	100	1998	1998	3	73	3,730	

TOTAL OB/XF 7,310

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	R-1	0.00	0.00	1.00	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				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				388,428	
TOTAL MARKET OB/XF VALUE				7,310	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				695,738	
SOH/AGL Deduction				124,924	
ASSESSED VALUE				570,814	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				570,814	
TOTAL JUST VALUE				695,738	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				603,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972104	NEW CONSTR	148,000	09/30/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2612/1503	12/28/2022	QC	U	I	11	100	
GRANTOR: WAKEFORD ANDREW E & G							
GRANTEE: ANDREW E & GRECIA J							
2048/0695	5/25/2016	WD	Q	I	01	350,000	
GRANTOR: HALE MARY C							
GRANTEE: WAKEFORD ANDREW E &							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W28 FSP=[YR=1998] W20 S6 E20 N6 \$ S6 W20 N6 W12 S37 E21 FOP=[YR=1998] S3 E11 N3 W3 N4 W5 S1 W3 S3 \$ N3 E3 N1 E5 S4 E11 FGR=[YR=1998] S14 E20 N21 W20 S7 \$ N7 E20 N30 \$.