



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	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
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
NEIGHBORHOOD/LOC	1080.00		

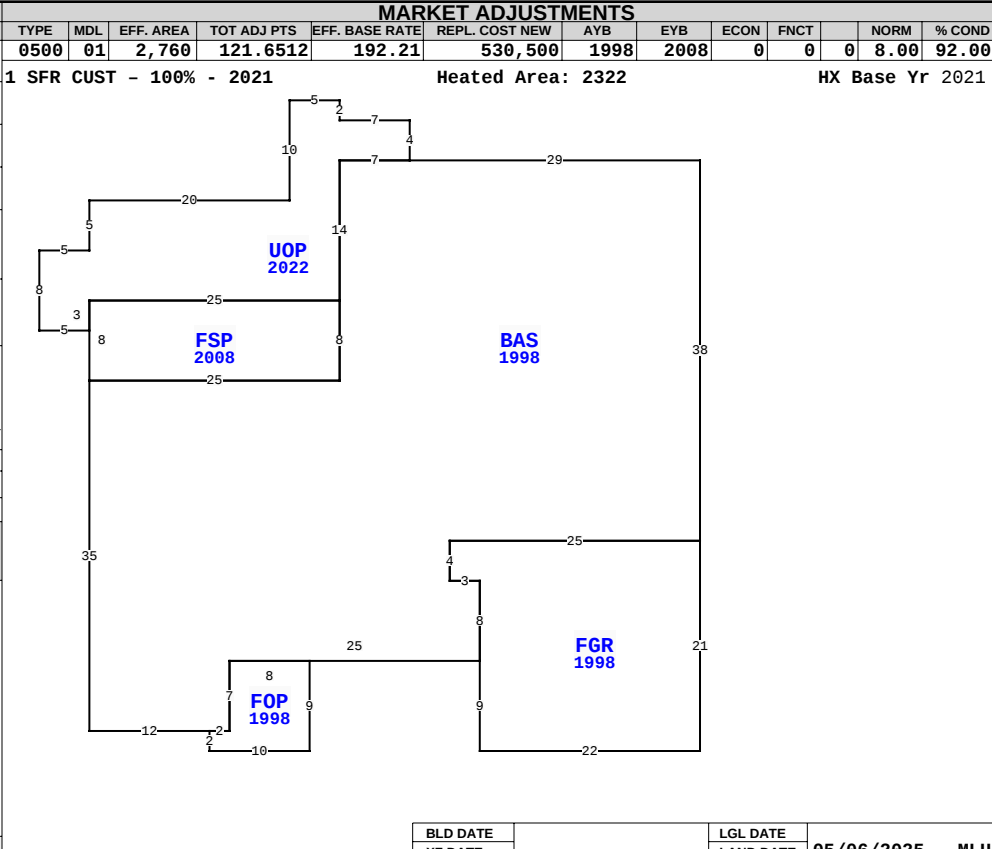
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1998	2,322	410,607
FGR	474	55	1998	261	46,154
FOP	76	30	1998	23	4,067
FSP	200	40	2008	80	14,147
UOP	368	20	2022	74	13,086
TOTALS	3,440			2,760	488,060

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	1998	1998	3	80	2,800	
2	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1998	1998	3	73	208	
3	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	1998	1998	3	73	83	
4	0855	CONC PAVER	0	100	0	0	111.00	SF	10.00	10.00	100	2022	2022	3	99	1,099	
5	0855	CONC PAVER	0	100	0	0	704.00	SF	10.00	10.00	100	2022	2022	3	99	6,970	
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1998	1998	3	20	19	
7	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2022	2022	3	95	7,524	
8	0911	SCRN RM A	0	100	25	20	500.00	SF	17.50	17.50	100	2022	2022	3	93	8,138	
9	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2021	2021	3	93	15,810	

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							



2792 S OCEAN OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		488,060
TOTAL MARKET OB/XF VALUE		42,651
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		830,711
SOH/AGL Deduction		278,017
ASSESSED VALUE		552,694
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		496,972
TOTAL JUST VALUE		830,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211576	SWIM POOL	0	10/13/2021
20053123	DEMOLITION	0	12/08/2005
972587	NEW CONSTR	120,000	04/17/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1496	11/24/2020	WD	Q	I	01	565,000
GRANTOR: SCHEURING JEFFREY J &						
GRANTEE: PULLAN MARIE & CHRI						
1842/1848	2/27/2013	WD	Q	I	02	280,000
GRANTOR: CROSSMAN ARTHUR W & A						
GRANTEE: SCHEURING JEFFREY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W29 UOP=[YR=2022] N4 W7 N2 W5 S10 W20 S5 W5 S8 E5 N3 E25 N14 E7\$ W7 S14 FSP=[YR=2008] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.