

ROSS JAMES L II & TANYA J
2798 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

00-00-31-1550-0049-0000

ELEMENT

CD

BUILDING CHARACTERISTICS

CONSTRUCTION

0500

01

3,271

112.6356

177.96

582,107

1997

1997

0

0

0

13.50

86.50

1 SFR CUST - 100% - 2021

Heated Area: 2776

HX Base Yr 2021

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 70

Interior Floo

12

HARDWOOD 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

3

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,776

100

1997

2,776

427,325

FEP

189

80

1997

151

23,244

FGR

572

55

1997

315

48,489

FOP

85

30

1997

26

4,002

STR

33

10

1997

3

462

TOTALS

3,655

3,271

503,523

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

0100

0

0

1.00

UT

3,500.00

3,500.00

100

1997

1997

3

79

2,765

2

0855

CONC PAVER

0100

0

0

236.00

SF

7.00

7.00

100

2014

2014

3

94

1,553

3

0855

CONC PAVER

0100

0

0

1,664.00

SF

10.00

10.00

100

2014

2014

3

94

15,642

4

0861

POOL GUNIT

0100

0

0

368.00

SF

85.00

85.00

100

2014

2014

3

71

22,209

5

0911

SCRN RM A

0100

0

0

1,044.00

SF

17.50

17.50

100

2014

2014

3

60

10,962

6

0855

CONC PAVER

0100

0

0

676.00

SF

10.00

10.00

100

2014

2014

3

94

6,354

7

0476

VF 6 SBPL

0100

0

0

354.00

LF

32.00

32.00

100

2014

2014

3

85

9,629

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

05/22/2020

BY

DJA

Total Acres: 0.00

Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

BLD DATE

XF DATE

ENC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025

MLU

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

503,523

TOTAL MARKET OB/XF VALUE

69,114

TOTAL LAND VALUE - MARKET

300,000

TOTAL MARKET VALUE

872,637

SOH/AGL Deduction

296,199

ASSESSED VALUE

576,438

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

525,716

TOTAL JUST VALUE

872,637

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

777,582

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20141875

VINFNC

0

08/26/2014

20141714

POOLHTR

575

08/04/2014

20141497

SCRNENC

10,000

07/09/2014

20141219

SWIM POOL

25,000

06/09/2014

20081041

H/AC

1,500

06/18/2008

20040831

REMODEL

1,000

04/29/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2364/1598

5/29/2020

WD

Q

I

01

619,900

GRANTOR:MORRIS ALLAN D & MELI

GRANTEE:ROSS JAMES L II & T

2102/0631

2/17/2017

WD

Q

I

01

522,000

GRANTOR:WOLFF KENNETH L & JAN

GRANTEE:MORRIS ALLAN D & ME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 N3 W19S17 FEP=[YR=1997] W29 S5 E13 D3 R3 E13 N8\$ S8 W13 U3 L3 W13S27 E2S11 E12 FOP=[YR=1997] S2 STR=[YR=1997] S3E11N3W11\$ E11 N9 W9 S7 W2 \$ E2 N7 E25 S11 E15 N3 FGR=[YR=1997] E20 N28 W23 S4 E3 S24 \$ N24 W3N4 E12 N30 \$.