

LOT 52
IN OR 2142/1562
OCEAN OAKS PB 6/50

GESSNER STEPHEN L/MINDER KATHLEEN A
1008 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0052-0000



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 Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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	2,325	100	1998	2,325	385,759
FGR	471	55	1998	259	42,973
FOP	76	30	1998	23	3,816
FOP	200	30	2006	60	9,955

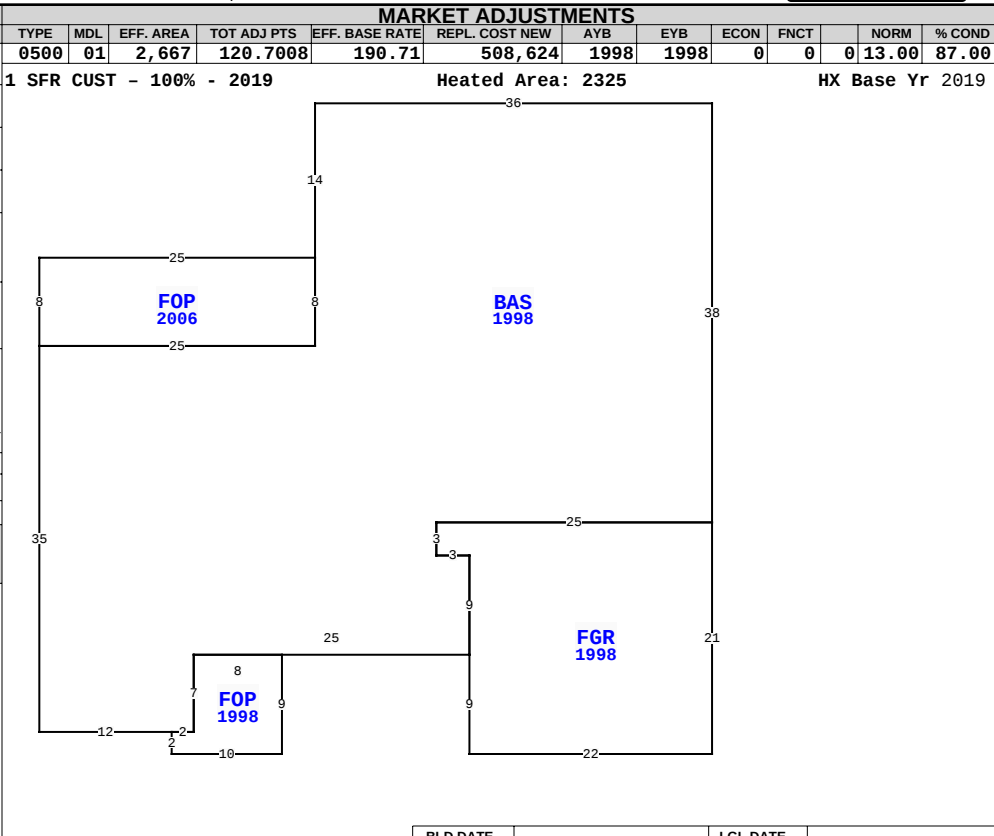
TOTALS	3,072			2,667	442,503
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EXTRA FEATURES

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	1998	1998	3	80	2,800	
2	0819	CONC 12"	0	100	2	8	16.00	SF	9.50	9.50	100	1998	1998	3	73	111	
3	0810	CONCRETE A	0	100	3	30	90.00	SF	6.50	6.50	100	1998	1998	3	73	427	
4	0810	CONCRETE A	0	100	16	44	704.00	SF	6.50	6.50	100	1998	1998	3	73	3,340	
5	0861	POOL GUNIT	0	100	0	0	316.00	SF	85.00	85.00	100	2006	2006	3	40	10,744	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	24	960	
7	0845	KOOL DECK	0	100	0	0	434.00	SF	14.50	14.50	100	2006	2006	3	86	5,412	
8	0910	SCRN RM L	0	100	25	30	750.00	SF	15.00	15.00	100	2006	2006	3	24	2,700	
9	0855	CONC PAVER	0	100	0	0	330.00	SF	3.00	3.00	100	2006	2006	3	86	851	

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							



1008 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

27,345

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		442,503
TOTAL MARKET OB/XF VALUE		27,345
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		769,848
SOH/AGL Deduction		291,338
ASSESSED VALUE		478,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,788
TOTAL JUST VALUE		769,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090977	H/AC	3,000	07/23/2009
20062381	XFOB	4,530	10/23/2006
20053126	REMODEL	1,000	12/08/2005
20052925	DEMOLITION	1,000	10/27/2005
20052871	SWIM POOL	30,000	10/18/2005
2003960	OTHER	3,079	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1562	8/25/2017	WD	Q	I	02	477,500

GRANTOR: JENEY JAYNE E						
GRANTEE: GESSNER STEPHEN L &						
1298/1440	3/01/2005	WD	Q	I		410,000
GRANTOR: BRYANT JAMES M & RAMO						
GRANTEE: JENEY JAYNE E						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1998] W36 S14 FOP=[YR=2006] 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 S3 E3 S9 \$ N9 W3 N3 E25 N38 \$.