PT OF OUTLOT 27
IN OR 2463/1486
OUTLOTS SUB

LE-BERT GEORGE G & CAROLINA R
2062 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,367
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	17,467
SOH/AGL Deduction	0
ASSESSED VALUE	17,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,467
TOTAL JUST VALUE	17,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1486	5/20/2021	SW	U	I	37	40,000
GRANTOR: ALLEN BRUCE PORTER TR						
GRANTEE: LE-BERT GEORGE G &						
2295/1546	7/30/2019	WD	U	I	11	100
GRANTOR: PORTER ALLEN BRUCE						
GRANTEE: PORTER ALLEN BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0920	CWALL-WD/M	0	0	0	0	88.00	LF	390.00	390.00	100	2001	2001	3	20	6,864	
2	0300	BOAT DCK W	0	0	0	0	756.00	SF	40.00	40.00	100	2001	2001	3	28	8,467	
3	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	2001	2001	3	20	180	
4	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2001	2001	3	28	1,456	
5	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 17,367

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009620	C	MARSH	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS