

BLOCK 19 E 52.5' OF LOTS 21-25  
& PT LOT 1 W OF 21-25 &  
LOTS 19 & 20

BAILEY WILLIAM R JR  
2740-B OCKLAWAHA AVE  
FERNANDINA BEACH, FL 32034

2025

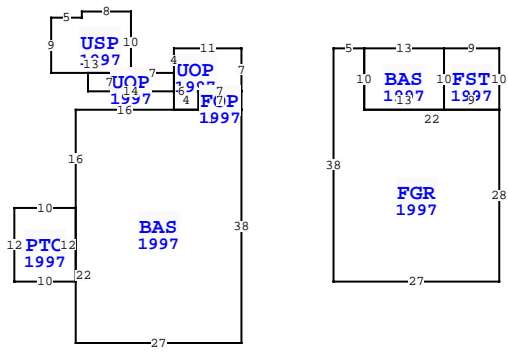
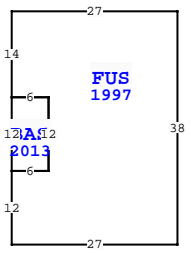
00-00-31-1680-0019-0211



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,751	113.9040	150.35	413,613	1997	1997	0	0	13.50	86.50

1 SNGL FAM - 100% - 2022 Heated Area: 2182 HX Base Yr 2022



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1039.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100	1997	130	16,907
BAS	1,026	100	1997	1,026	133,434
BAS	72	100	2013	72	9,364
FGR	806	55	1997	443	57,613
FOP	21	30	1997	6	780
FST	90	55	1997	50	6,503
FUS	954	100	1997	954	124,070
PTO	120	5	1997	6	780
UOP	42	20	1997	8	1,041
UOP	89	20	1997	18	2,341
TOTALS	3,475			2,751	357,775

\*\* This building has 11 Sub-Areas  
2740 B OCKLAWAHA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			357,775
TOTAL MARKET OB/XF VALUE			3,591
TOTAL LAND VALUE - MARKET			241,498
TOTAL MARKET VALUE			602,864
SOH/AGL Deduction			76,207
ASSESSED VALUE			526,657
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			475,935
TOTAL JUST VALUE			602,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			585,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122353	ROOF	500	11/21/2012
20122343	CLSBAL	7,500	11/19/2012
20121175	MOD DECK	5,000	06/19/2012
B972125	ADDITION	3,800	10/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0131	4/29/2021	WD	Q	I	01	530,000
GRANTOR: CARTER KOURI D & LIND						
GRANTEE: BAILEY WILLIAM R JR						
2108/1390	3/15/2017	WD	Q	I	01	355,000
GRANTOR: KESSLER SCOTT A & ELI						
GRANTEE: CARTER KOURI D & LI						

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	0811	CONCRETE B	0	100	0	951.00	SF	5.20	5.20	100	1997	1997	3	72	3,561	
2	1242	WD DECK A	0	100	0	15.00	SF	10.00	10.00	100	1997	1997	3	20	30	

BUILDING NOTES														
BUILDING DIMENSIONS														
UOP=[YR=1997] W11 S4 UOP=[YR=1997] W7 USP=[YR=1997] N10 W8 S1 W5 S9 E13 \$ W7 S3 E14 N3 \$ S6 BAS=[YR=1997] W16 S16 PTO=[YR=1997] W10 S12 E10 N12 \$ S22 E27 N38 FOP=[YR=1997] N3 W7 S3 E7 \$ W11 \$ E4 N3 E7 N7 \$ PTR= N20 FUS=[YR=1997] N38 W27 S14 BAS=[YR=2013] S12 E6 N12 W6 \$ E6 S12 W6 S12 E27 \$ S20 \$ PTR= E15 FGR=[YR=1997] E5 BAS=[YR=1997] E13 FST=[YR=1997] E9 S10 W9 N10 \$ S10 W13 N10 \$ S10 E22 S28 W27 N38 \$ W15 \$ .														

LAND DESCRIPTION															TOTAL OB/XF									
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		R-2	52.00	130.00	52.50	FF		1.00	1.00	1.11	2,900.00	3,219.00	168,998							
2	000100	C	RES	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	0.50	2,900.00	1,450.00	72,500							