BLOCK 29 LOT 5
IN OR 1489/656
CITY OF FDNA BEACH

ANDERSON JON M/
2744 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0029-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

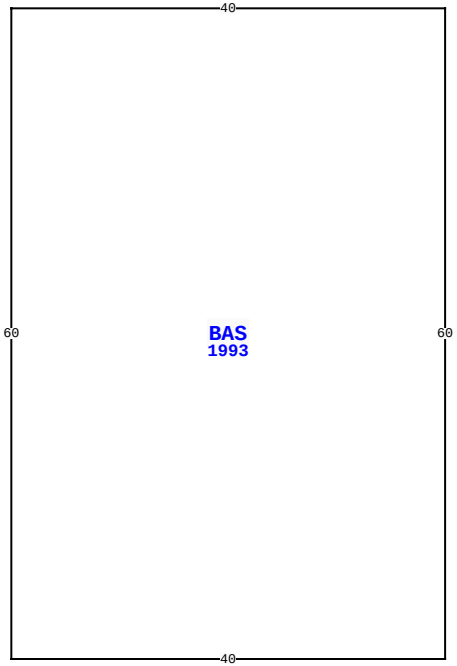
DOR CODE 1700 OFFICE BUILDINGS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	101,966
TOTALS	2,400			2,400	101,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,400	100.8000	141.62	339,888	1957	1980	0	0	0	70.00	30.00

1 OFFICE – 0% - 0 Heated Area: 2400 HX Base Yr



24 S 5TH ST, FERNANDINA BEACH

BLD DATE	03/01/2021	KK	LGL DATE		
XF DATE	03/01/2021	KK	LAND DATE	03/27/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,966
TOTAL MARKET OB/XF VALUE	2,943
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	404,909
SOH/AGL Deduction	4,002
ASSESSED VALUE	400,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,907
TOTAL JUST VALUE	404,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8002	REPAIR/RRF	5,400	11/29/1993
7312	REMODEL	22,500	09/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/0656	4/02/2007	WD	Q	I		410,000
GRANTOR: ROWE JASON N & COURTN						
GRANTEE: ANDERSON JON M						
1429/1422	7/21/2006	WD	Q	I		450,000
GRANTOR: PROSPERITY 2000 LLC						
GRANTEE: ROWE JASON N & COUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40S60 E40 N60 $.

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	0810	CONCRETE A	0	0	63	4	252.00	SF	6.50	6.50	100	1970	1970	3	20	328	
2	0825	BRICK	0	0	0	0	283.00	SF	12.50	12.50	100	1980	1980	3	72	2,547	
3	0810	CONCRETE A	0	0	4	13	52.00	SF	6.50	6.50	100	1970	1970	3	20	68	

LAND DESCRIPTION

TOTAL OB/XF 2,943

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	001700	C	1STORY OFF	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 03/01/2021 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS