BLOCK 158 LOTS 14 15 & 16
IN OR 1372/1019
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0158-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

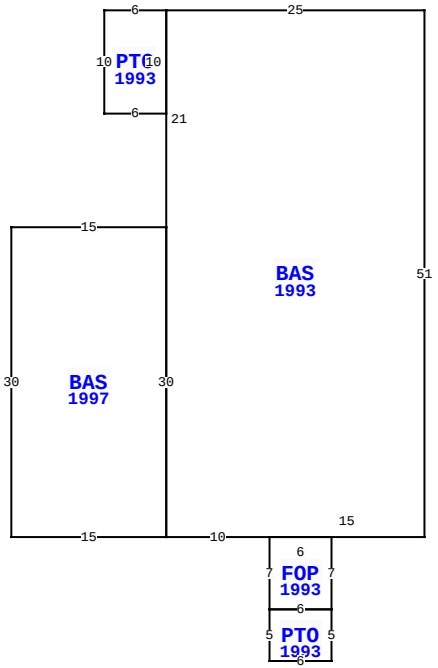
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1993	1,275	102,576
BAS	450	100	1997	450	36,203
FOP	42	30	1993	13	1,046
PTO	30	5	1993	2	161
PTO	60	5	1993	3	242
TOTALS	1,857			1,743	140,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	99.9400	99.94	174,195	1968	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1725 HX Base Yr



830 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,227
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,900
TOTAL MARKET VALUE	294,127
SOH/AGL Deduction	61,551
ASSESSED VALUE	232,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,576
TOTAL JUST VALUE	294,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091152	ELEC OTHER	500	08/28/2009
983001	ADDITION	3,000	01/13/1998
983002	NEW BATH	600	01/13/1998
10202	ADDITION	3,000	12/16/1996
4677	REMODEL	6,000	02/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1019	12/08/2005	TD	Q	I		150,000
GRANTOR: ONEAL TYLER SR FAMILY						
GRANTEE: ANDERSON JON M						
1232/0255	5/20/2004	QC	Q	I	01	100
GRANTOR: TYLER ONEAL JR & MELV						
GRANTEE: ONEAL TYLER SR FAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=1993] W6S10E6N10 $ S21
BAS=[YR=1997] W15 S30 E15 N30 $ S30 E10 FOP=[YR=1993] S7
PTO=[YR=1993] S5E6N5W6$ E6 N7 W6 $ E15 N51 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0006	MU-8	75.00	100.00	7,695.00	SF		1.00	1.00	1.00	20.00	20.00	153,900							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 153,900 Market: 0 Agricultural: 0 Common: 153,900 PRINTED 07/30/2025 BY SYS