LOT 5
IN OR 2130/1239
SEA MARSH VLG UNIT 2 PB 4/16

OZOLS ROY & AMY
8 WATER OAK DRIVE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

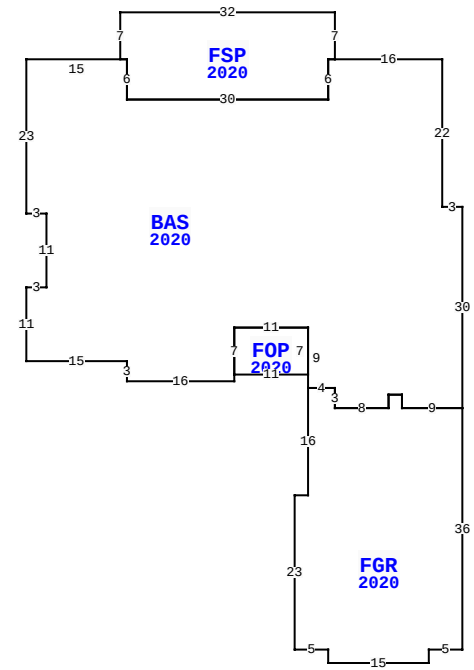
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,784	100	2020	2,784	830,104
FGR	920	55	2020	506	150,873
FOP	77	30	2020	23	6,858
FSP	404	40	2020	162	48,303
TOTALS	4,185			3,475	1,036,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,475	191.5900	302.71	1,051,917	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2784 HX Base Yr 2021



8 WATER OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,036,138
TOTAL MARKET OB/XF VALUE		22,971
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,759,109
SOH/AGL Deduction		677,319
ASSESSED VALUE		1,081,790
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,031,068
TOTAL JUST VALUE		1,759,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,661,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000002	NEW CONSTR	398,075	01/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2130/1239	6/28/2017	WD	Q	V	01	266,000
GRANTOR: MITCHELL BARBARA N						
GRANTEE: OZOLS ROY & AMY (H&						
0831/1480	4/29/1998	WD	Q	V		80,000
GRANTOR: HIGGINS MICHAEL E & A						
GRANTEE: MITCHELL CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] N7 W32 S7 E1 S6 E30 N6 E1$ W1 S6 W30 N6 W15 S23 E3 S11 W3 S11 E15 S3 E16 N1 FOP=[YR=2020] E11 N7 W11 S7 $ N7 E11 S9 FGR=[YR=2020] S16 W2 S23 E5 S2 E15 N2 E5 N36 W9 N2 W2 S2 W8 N3 W4 $ E4 S3 E8 N2 E2 S2 E9 N30 W3 N22 $.

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	0855	CONC PAVER	0	100	0	0	2,344.00	SF	10.00	10.00	100	2020	2020	3	98	22,971	

LAND DESCRIPTION

TOTAL OB/XF 22,971

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 12/15/2020 BY RK Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS