LOT 1
IN OR 382 PG 141
OAK MARSH ESTATES PB 4/105

CRISHER DEBORAH
2059 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1510-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

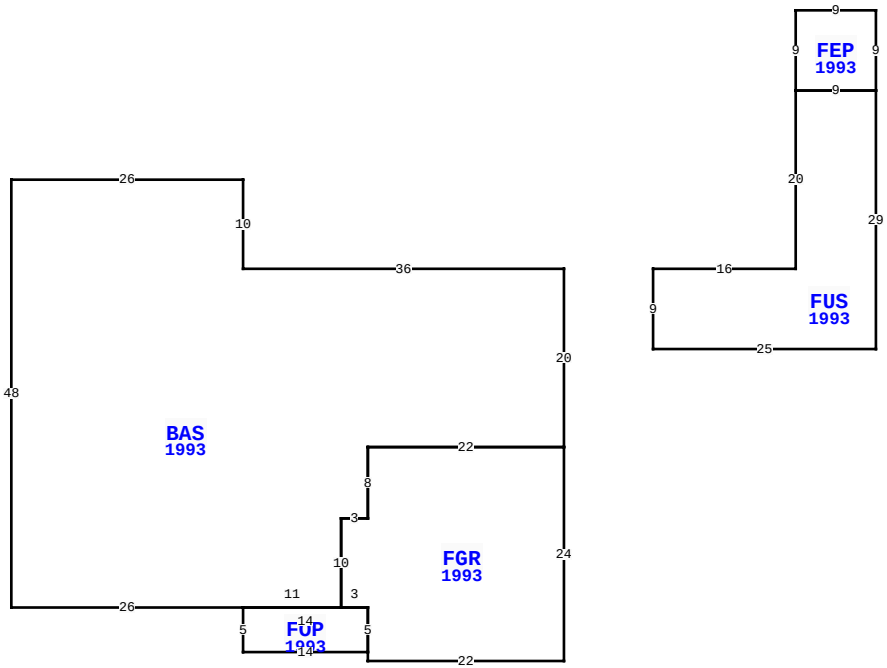
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	1993	2,190	286,750
FEP	81	80	1993	65	8,511
FGR	558	55	1993	307	40,198
FOP	70	30	1993	21	2,750
FUS	405	100	1993	405	53,029
TOTALS	3,304			2,988	391,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,988	117.7491	163.67	489,046	1985	1985	0	0	0	20.00	80.00

1 SNGL FAM 100% - 2021 Heated Area: 2595 HX Base Yr 2021



2059 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		391,237
TOTAL MARKET OB/XF VALUE		17,562
TOTAL LAND VALUE - MARKET		553,500
TOTAL MARKET VALUE		962,299
SOH/AGL Deduction		131,185
ASSESSED VALUE		831,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		779,703
TOTAL JUST VALUE		962,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131438	ROOF	8,400	06/24/2013
20010414	REPAIR/RRF	1,000	03/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1029	5/21/2025	FJ	U	I	11	0
GRANTOR: CRISHER JAMES NEAL ES						
GRANTEE: CRISHER DEBORAH						
0382/0141	3/18/1983	WD	Q	V		15,000
GRANTOR: O.M. PARTNERSHIP						
GRANTEE: CRISHER JAMES N & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N10 W26 S48 E26 FOP=[YR=1993] S5 E14
FGR=[YR=1993] S1 E22 N24 W22 S8 W3 S10 E3 S5 $ N5 W14 $ E11
N10 E3 N8 E22 N20 $ PTR= E10 FUS=[YR=1993] E16 N20
FEP=[YR=1993] N9 E9 S9 W9 $ E9 S29 W25 N9 $ W10 $.

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
2	1242	WD DECK A	0	100	0	0	867.00	SF	10.00	10.00	100	1993	1993	3	20	1,734	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
8	0300	BOAT DCK W	0	100	167	4	668.00	SF	60.00	60.00	100	1985	1985	3	20	8,016	
9	0300	BOAT DCK W	0	100	12	4	48.00	SF	60.00	60.00	100	2001	2001	3	27	778	
10	0300	BOAT DCK W	0	100	12	14	168.00	SF	60.00	60.00	100	2001	2001	3	27	2,722	
11	0351	CARPORT MT	0	100	12	14	168.00	SF	6.60	6.60	100	2001	2001	3	20	222	
12	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1985	1985	3	20	180	
13	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1993	1993	3	20	832	
14	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	400	

TOTAL OB/XF 16,004

LAND DESCRIPTION

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	000116	C	RES MARSH	100		R-1	0.00	0.00	82.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	553,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 553,500 Market: 0 Agricultural: 0 Common: 553,500 PRINTED 07/09/2026 BY SYS

LOT 1
IN OR 382 PG 141
OAK MARSH ESTATES PB 4/105

CRISHER DEBORAH
2059 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1510-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		391,237
TOTAL MARKET OB/XF VALUE		17,562
TOTAL LAND VALUE - MARKET		553,500
TOTAL MARKET VALUE		962,299
SOH/AGL Deduction		131,185
ASSESSED VALUE		831,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		779,703
TOTAL JUST VALUE		962,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/1029	5/21/2025	FJ	U	I	11	0
GRANTOR: CRISHER JAMES NEAL ES						
GRANTEE: CRISHER DEBORAH						
0382/0141	3/18/1983	WD	Q	V		15,000
GRANTOR: O.M. PARTNERSHIP						
GRANTEE: CRISHER JAMES N & G						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
15	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	
16	0350	CARPORT WD	0	100	10	29	290.00	SF	13.00	13.00	100	1986	1986	3	20	754	
17	0978	SECURTY LT	0	100	0	0	3.00	UT	225.00	225.00	100	2001	2001	3	48	324	

LAND DESCRIPTION

TOTAL OB/XF 1,558

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 553,500 Market: 0 Agricultural: 0 Common: 553,500 PRINTED 07/09/2026 BY SYS