

LOT 2
IN OR 1966/877
OAK MARSH ESTATES PB 4/105

KINGSNORTH-HELLER TRUST/HELLER STEVEN R TRUSTEE
2061 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1510-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

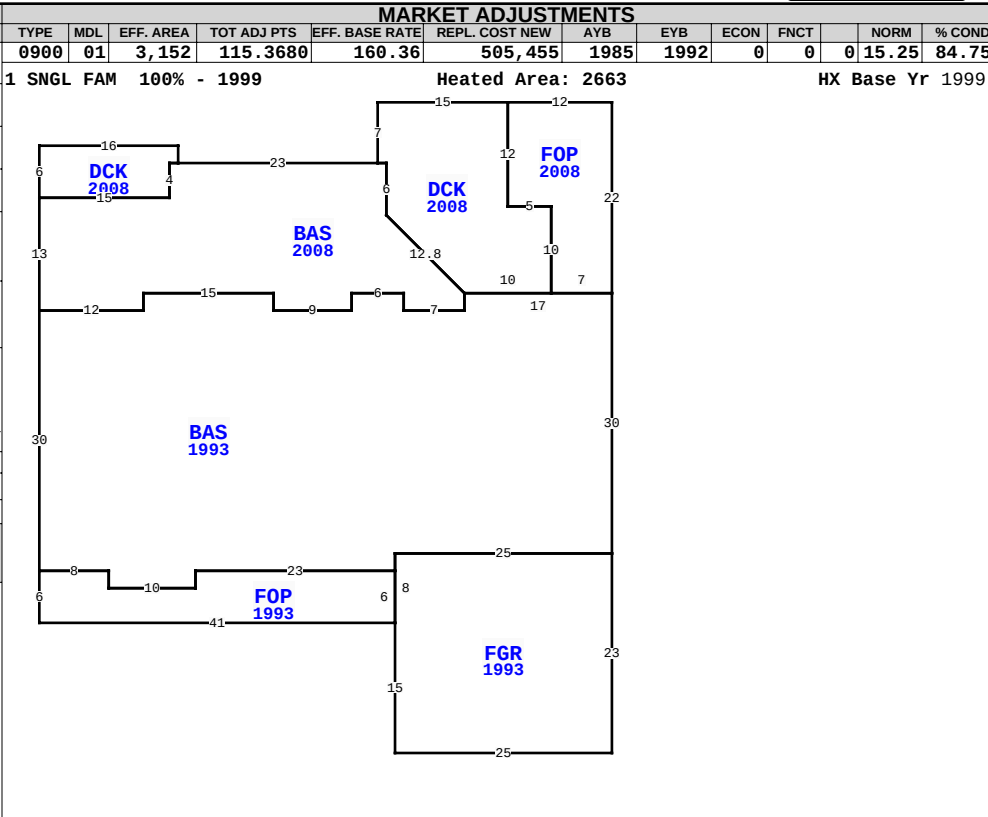
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	1993	2,026	275,343
BAS	637	100	2008	637	86,571
DCK	92	10	2008	9	1,223
DCK	325	10	2008	32	4,349
FGR	575	55	1993	316	42,946
FOP	226	30	1993	68	9,241
FOP	214	30	2008	64	8,698

TOTALS	4,095			3,152	428,373
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	173	4	692.00	SF	60.00
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
4	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		R-1	85.00	185.00	115.00

REVIEW DATE 01/01/2023 BY CD



2061 OAK MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	0300	BOAT DCK W	0	100	173	4	692.00	SF	60.00	60.00	100	1990	1990	3	20	8,304	
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1990	1990	3	20	180	
4	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	800	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2001	2001	3	20	960	

TOTAL OB/XF										12,966							
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
1	000116	C	RES MARSH	100		R-1	85.00	185.00	115.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	776,250

Total Acres: 0.00 Total Land Value: 776,250 Market: 0 Agricultural: 0 Common: 776,250

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				428,373		
TOTAL MARKET OB/XF VALUE				12,966		
TOTAL LAND VALUE - MARKET				776,250		
TOTAL MARKET VALUE				1,217,589		
SOH/AGL Deduction				856,313		
ASSESSED VALUE				361,276		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				309,865		
TOTAL JUST VALUE				1,217,589		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,153,158		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121533	REPAIR ROOF SHING	2,400	07/30/2012
20080341	GAS	450	03/05/2008
20080223	H/AC	4,500	02/14/2008
20072165	ADDITION	75,000	12/04/2007
20072085	XFOB	1,000	11/12/2007
20010461	RE-ROOF	2,000	03/15/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1966/0877	2/23/2015	QC U	I	I	11	100	

GRANTOR: HELLER STEVEN R & CHA
GRANTEE: KINGSNORTH-HELLER T
1907/0281 3/13/2014 WD U I 30 6,100
GRANTOR: HELLER STEVEN R TRUST
GRANTEE: HELLER STEVEN R & C

BUILDING NOTES									

BUILDING DIMENSIONS
FOP=[YR=2008] W12 DCK=[YR=2008] W15 S7 BAS=[YR=2008] W23
DCK=[YR=2008] N2 W16 S6 E15 N4 E1\$ W1 S4 W15 S13
BAS=[YR=1993] S30 FOP=[YR=1993] S6 E41 FGR=[YR=1993] S15 E25
N23 W25 S8\$ N6 W23 S2 W10 N2 W8\$ E8 S2 E10 N2 E23 N2 E25 N30
W17 S2 W7 N2 W6 S2 W9 N2 W15 S2 W12\$ E12 N2 E15 S2 E9 N2 E6
S2 E7 N2 L9 U9 N6 W1\$ E1 S6 D9 R9 E10 N10 W5 N12\$ S12 E5
S10 E7 N22\$.