



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,136	100	1993	1,136	105,431
FGR	940	55	1993	517	47,982
FOP	80	30	1993	24	2,228
FOP	80	30	1993	24	2,228
FSP	186	40	1993	74	6,868
FUS	736	100	1993	736	68,307

TOTALS	3,158			2,511	233,044
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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	0	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	0	0	0	571.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,511	111.8880	117.48	294,992	1983	1983	0	0	0	21.00	79.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1872 HX Base Yr													

										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
2041 OAK MARSH DR, FERNANDINA BEACH										04/09/2025 MLU			

TOTAL OB/XF													
2,857													

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					233,044				
TOTAL MARKET OB/XF VALUE					2,857				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					535,901				
SOH/AGL Deduction					0				
ASSESSED VALUE					535,901				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					535,901				
TOTAL JUST VALUE					535,901				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					531,140				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121835	RE-ROOF	5,000	09/05/2012
2353	WIRING FOR ADDITI	0	03/02/1989
5213	ADDITION	8,000	02/08/1989
0439	NEW CONSTR	0	03/08/1983
0661	TEMP POLE FOR NC	0	02/25/1983
2229	NEW CONSTR	0	02/23/1983

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2815/629	9/10/2025	WD	Q	I	01	625,000	
GRANTOR: SCHLOSSBERG JOEL							
GRANTEE: ATKINSON JENNY LYNN							
2779/946	1/07/2025	QC	U	I	11	100	
GRANTOR: SCHLOSSBERG ALLAN I L							
GRANTEE: SCHLOSSBERG JOEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 FSP=[YR=1993] W6 S31 E6 FOP=[YR=1993] S5 E16 N5 W16 \$ N31 \$ S31 E16 S9 E16 N9 FOP=[YR=1993] E10 FGR=[YR=1993] S10 E20 N47 W20 S37 \$ N8 W10 S8 \$ N31 \$ PTR= E45 FUS=[YR=1993] E32 S23 W32 N23 \$ W45 \$.									