

LOT 18
IN OR 889/1772
OAK MARSH ESTATES PB 4/105

BELL CHARLES ALLEN & BARBRA J
2049 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1510-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

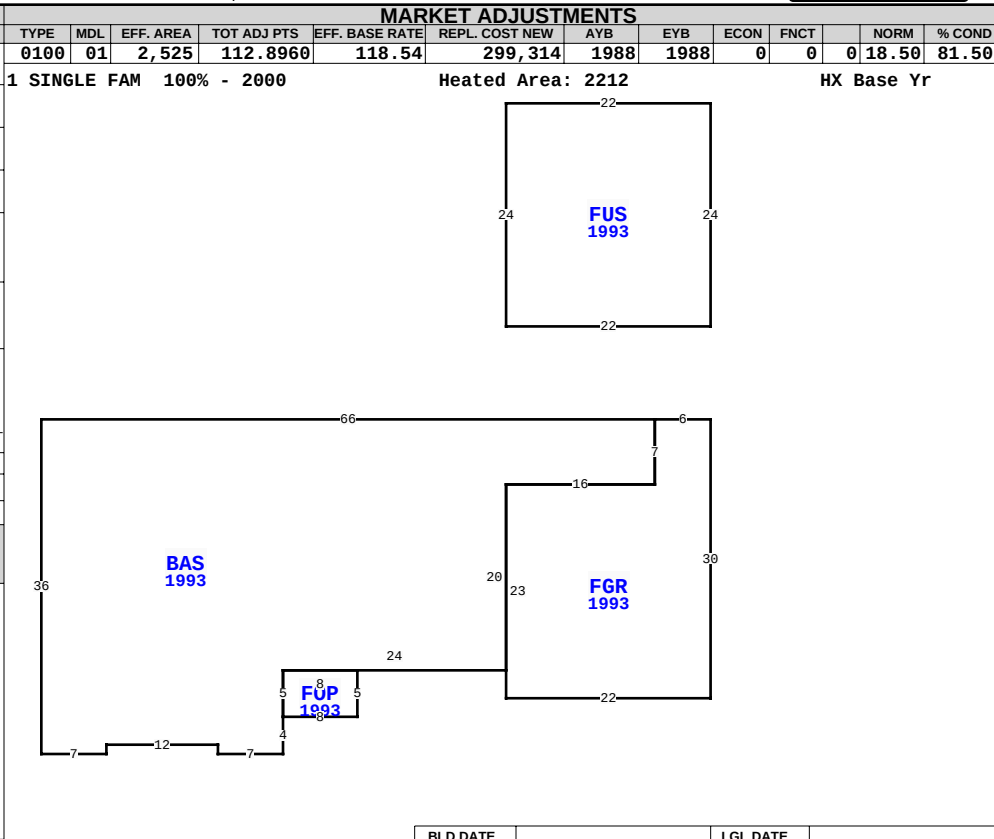
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	162,691
FGR	548	55	1993	301	29,080
FOP	40	30	1993	12	1,159
FUS	528	100	1993	528	51,010
TOTALS	2,800			2,525	243,941

EXTRA FEATURES		
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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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
3	1242	WD DECK A	0	100	23	11	253.00	SF	10.00	10.00	100	1988	1988	3	20	506	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	RES	100	000



2049 OAK MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		243,941	
TOTAL MARKET OB/XF VALUE		44,206	
TOTAL LAND VALUE - MARKET		255,000	
TOTAL MARKET VALUE		543,147	
SOH/AGL Deduction		55,214	
ASSESSED VALUE		487,933	
TOTAL EXEMPTION VALUE		13	487,933
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		543,147	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121120	RE - ROOF	14,320	06/14/2012
20101007	REPAIR STUCCO	3,000	06/16/2010
20032972	GARAGE DOOR/ROT.W	3,000	04/22/2003
5882B	SWIM POOL	8,500	03/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/1772	7/02/1999	WD	Q	I		185,000
GRANTOR: KING ROBERT O & CELEI						
GRANTEE: BELL CHARLES ALLEN						
0558/1050	12/12/1988	WD	Q	I		135,000
GRANTOR: CRISHER JAMES N						
GRANTEE: KING ROBERT O						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=1993] W6 BAS=[YR=1993] W66 S36 E7 N1 E12 S1 E7 N4		
FOP=[YR=1993] E8 N5 W8 S5 \$ N5E24 N20E16N7\$ S7W16 S23E22N30\$		
PTR= N10 FUS=[YR=1993] N24 W22 S24 E22 \$ S10 \$.		