

LOT 4
IN OR 1973/32
OCEAN OAKS PB 6/50

SWECKER STEVEN & KAREN P
2795 OCEAN OAKS DRIVE N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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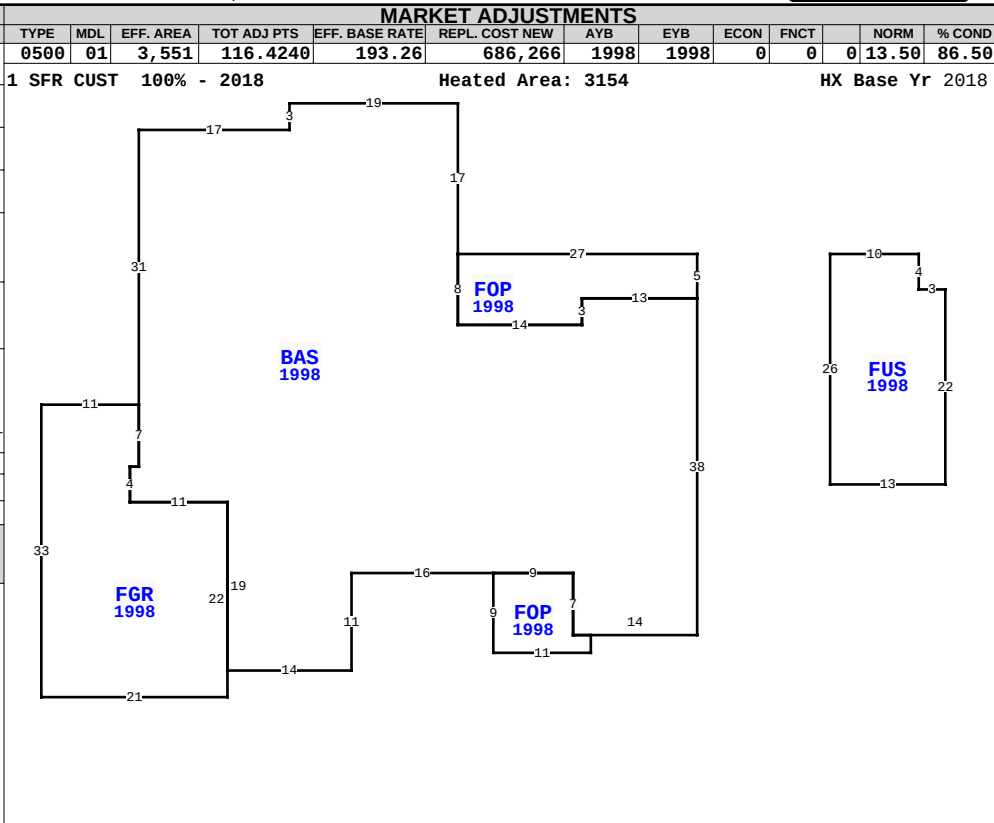
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100	1998	2,828	472,756
FGR	579	55	1998	318	53,160
FOP	85	30	1998	26	4,347
FOP	177	30	1998	53	8,860
FUS	326	100	1998	326	54,498

TOTALS	3,995			3,551	593,620
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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	0819	CONC 12"	0	100	2	10	20.00	SF	9.50
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.00
8	0911	SCRN RM A	0	100	17	27	459.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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TOTAL OB/XF									
4,572									

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4,572									

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					593,620				
TOTAL MARKET OB/XF VALUE					4,572				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					898,192				
SOH/AGL Deduction					341,787				
ASSESSED VALUE					556,405				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					504,994				
TOTAL JUST VALUE					898,192				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					888,406				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0111	INSTALL 27'X17' E	13,000	03/02/2026
990209	XFOB	1,582	04/12/1999
983372	NEW CONSTR	160,000	03/08/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1973/0032	4/08/2015	SW	Q	I	01	520,000	
GRANTOR: NATIONAL RESIDENTIAL							
GRANTEE: SWECKER STEVEN & KA							
1973/0028	4/08/2015	WD	U	I	40	520,000	
GRANTOR: ENLOW JOHN D & HALEY							
GRANTEE: NATIONAL RESIDENTIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1998] W27 BAS=[YR=1998] N17 W19 S3 W17 S31 FGR=[YR=1998] W11 S33 E21 N22 W11 N4 E1 N7 \$ S7 W1 S4 E11 S19 E14 N11 E16 FOP=[YR=1998] S9 E11 N2 W2 N7 W9 \$ E9 S7 E14 N38 W13 S3 W14 N8 \$ S8 E14 N3 E13 N5 \$ PTR= E15 FUS=[YR=1998] E10 S4 E3 S22 W13 N26 \$ W15 \$.									