

LOT 5
IN OR 2112/1154
OCEAN OAKS PB 6/50

DORAN SUZANNE & MICHAEL P
2783 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0005-0000



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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1998	2,094	361,085
FGR	441	55	1998	243	41,902
FOP	50	30	1998	15	2,586
FOP	144	30	1998	43	7,415
TOTALS	2,729			2,395	412,988

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0910	SCRN RM L	0	100	0	0	680.00	SF	15.00
6	0819	CONC 12"	0	100	3	5	15.00	SF	9.50
13	0910	SCRN RM L	0	100	0	0	224.00	SF	15.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,395	120.0892	199.35	477,443	1998	1998	0	0	0 13.50	86.50
1 SFR CUST 100% - 2018 Heated Area: 2094 HX Base Yr 2018											
BLD DATE	09/13/2013	KK	LGL DATE	05/06/2025	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
53,223											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						412,988					
TOTAL MARKET OB/XF VALUE						53,223					
TOTAL LAND VALUE - MARKET						300,000					
TOTAL MARKET VALUE						766,211					
SOH/AGL Deduction						295,398					
ASSESSED VALUE						470,813					
TOTAL EXEMPTION VALUE						HX HB VX 56,411					
BASE TAXABLE VALUE						414,402					
TOTAL JUST VALUE						766,211					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						753,762					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200721	SWIM POOL	0	10/13/2020
20131654	SCRNENCL	13,262	07/15/2013
20131537	ROOF	19,023	07/02/2013
20101989	H/AC	4,800	11/17/2010
990294	XFOB	838	04/27/1999
984188	XFOB	2,103	08/21/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2112/1154	4/05/2017	WD	Q	I	02	425,000			
GRANTOR: BUTLER JOHN ALFRED &									
GRANTEE: DORAN SUZANNE & MIC									
2087/1437	11/22/2016	FJ	U	I	11	0			
GRANTOR: BUTLER JOHN ALFRED ES									
GRANTEE: BUTLER JOHN ALFRED									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W17 FOP=[YR=1998] W18 S8 E18 N8 \$ S8 W18 N8 W25 S38 FGR=[YR=1998] S21 E21 N21 W21 \$ E29 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N1 E12 N37 \$.											