



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	13	LVT/LAMNT 60
Interior Floor	15	HARDTILE 40
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

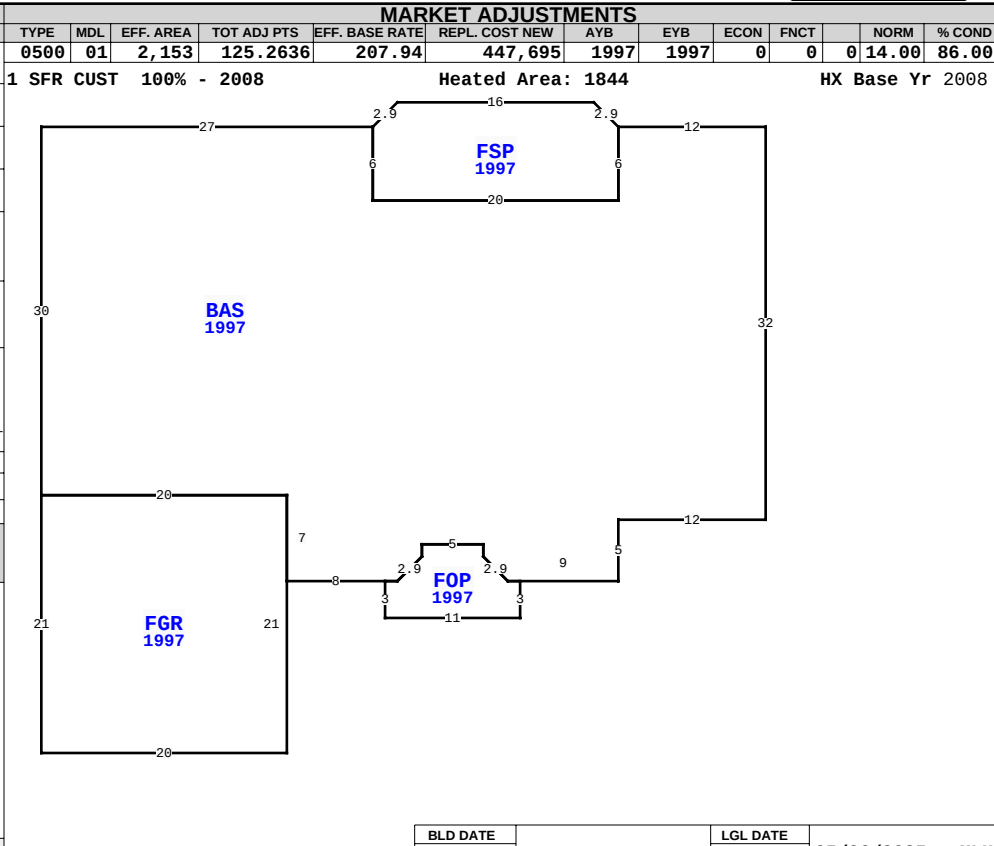
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	1,844	100	1997	1,844	329,759
FGR	420	55	1997	231	41,309
FOP	52	30	1997	16	2,861
FSP	156	40	1997	62	11,087
TOTALS	2,472			2,153	385,018

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
3	0819	CONC 12"	0	100	0	84.00	SF	9.50	9.50

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



2765 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	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		385,018	
TOTAL MARKET OB/XF VALUE		3,254	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		688,272	
SOH/AGL Deduction		359,766	
ASSESSED VALUE		328,506	
TOTAL EXEMPTION VALUE		HX HB WR	56,411
BASE TAXABLE VALUE		272,095	
TOTAL JUST VALUE		688,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		676,162	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080246	OTHER	200	02/19/2008
983077	XFOB	711	01/27/1998
10001B	NEW CONSTR	101,700	08/28/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0155	12/08/2021	TD	U	I	11	100
GRANTOR: FISHER LINDA JEAN REV						
GRANTEE: FISHER DONALD WILTO						
1383/1301	1/23/2006	WD	Q	I		426,000
GRANTOR: BROWN VIRGINIA D TRUS						
GRANTEE: FISHER DONALD W TRU						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1997] W12 FSP=[YR=1997] U2 L2 W16 D2 L2 S6 E20 N6 \$ S6 W20 N6 W27 S30 FGR=[YR=1997] S21 E20 N21 W20 \$ E20 S7 E8 FOP=[YR=1997] S3 E11 N3 W1 U2 L2 N1W5S1 D2 L2 W1\$ E1 U2 R2 N1E5S1 D2 R2 E9N5 E12 N32 \$.	