

LOT 8
IN OR 879/529 &
CASE #04-1142-DR OR 1287/775

ROBERTS BARBARA C
2759 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0008-0000



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	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	1080.00
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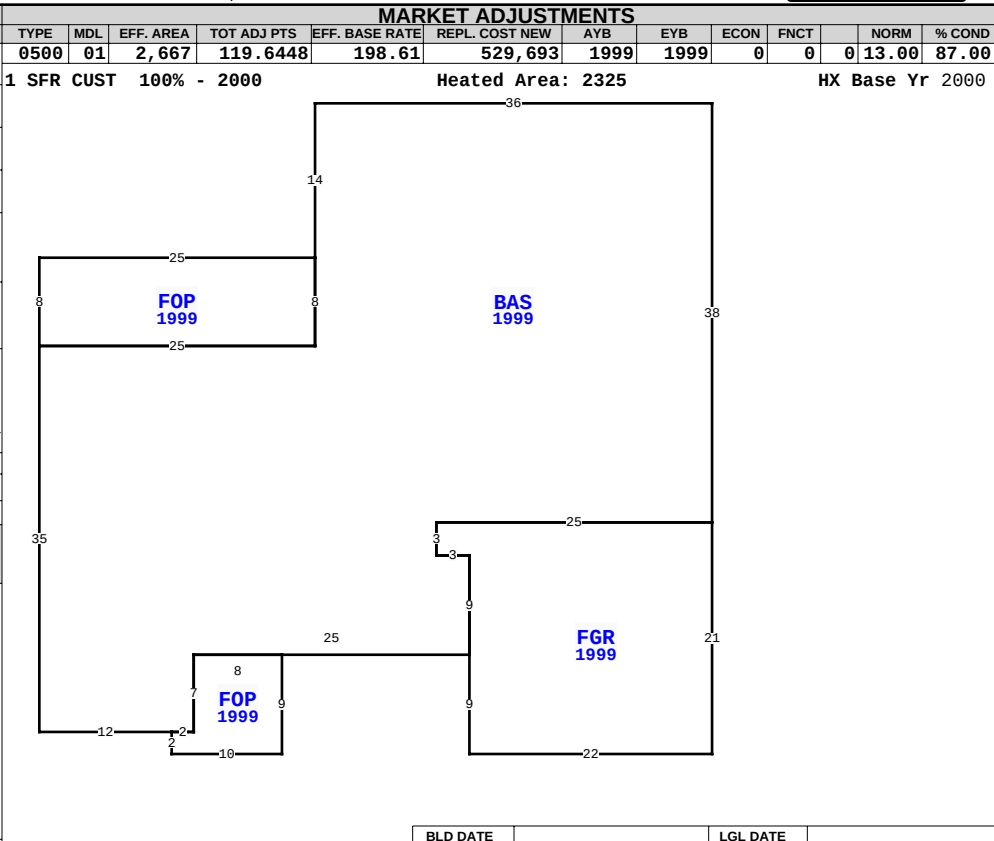
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	1999	2,325	401,738
FGR	471	55	1999	259	44,753
FOP	76	30	1999	23	3,974
FOP	200	30	1999	60	10,368
TOTALS	3,072			2,667	460,833

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	1242	WD DECK A	0 100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	
5	1242	WD DECK A	0 100	3	5	15.00	SF	10.00	10.00	100	1999	1999	3	20	30	
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
7	0819	CONC 12"	0 100	0	0	734.00	SF	9.50	9.50	100	1999	1999	3	73	5,090	
8	0910	SCRN RM L	0 100	0	0	817.00	SF	15.00	15.00	100	1999	1999	3	20	2,451	
10	0819	CONC 12"	0 100	3	13	39.00	SF	9.50	9.50	100	1999	1999	3	73	270	

LAND DESCRIPTION			TOTAL OB/XF 53,159													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

REVIEW DATE	01/01/2023	BY	CD
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2759 N OCEAN OAKS DR, FERNANDINA BEACH, FL 32034
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 53,159																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
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VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			460,833
TOTAL MARKET OB/XF VALUE			53,159
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			813,992
SOH/AGL Deduction			470,748
ASSESSED VALUE			343,244
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			241,833
TOTAL JUST VALUE			813,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			766,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990180	XFOB	6,275	04/06/1999
990045	SWIM POOL	15,200	03/16/1999
984578	NEW CONSTR	129,860	11/24/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0879/0529	4/16/1999	WD	Q	I		238,800	
GRANTOR: BRYLEN HOMES							
GRANTEE: LYONS MELVIN J & BA							
0820/0263	1/21/1998	WD	U	V	19	34,300	
GRANTOR: OCEAN OAKS LTD							
GRANTEE: BRYLEN HOMES LTD							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1999] W36 S14 FOP=[YR=1999] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1999] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1999] S9 E22 N21 W25 S3 E3 S9 \$ N9 W3 N3 E25 N38 \$.																