



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,812	100	1999	2,812	483,319
FGR	452	55	1999	249	42,797
FOP	136	30	1999	41	7,047
FOP	191	30	1999	57	9,797
FST	78	55	1999	43	7,391

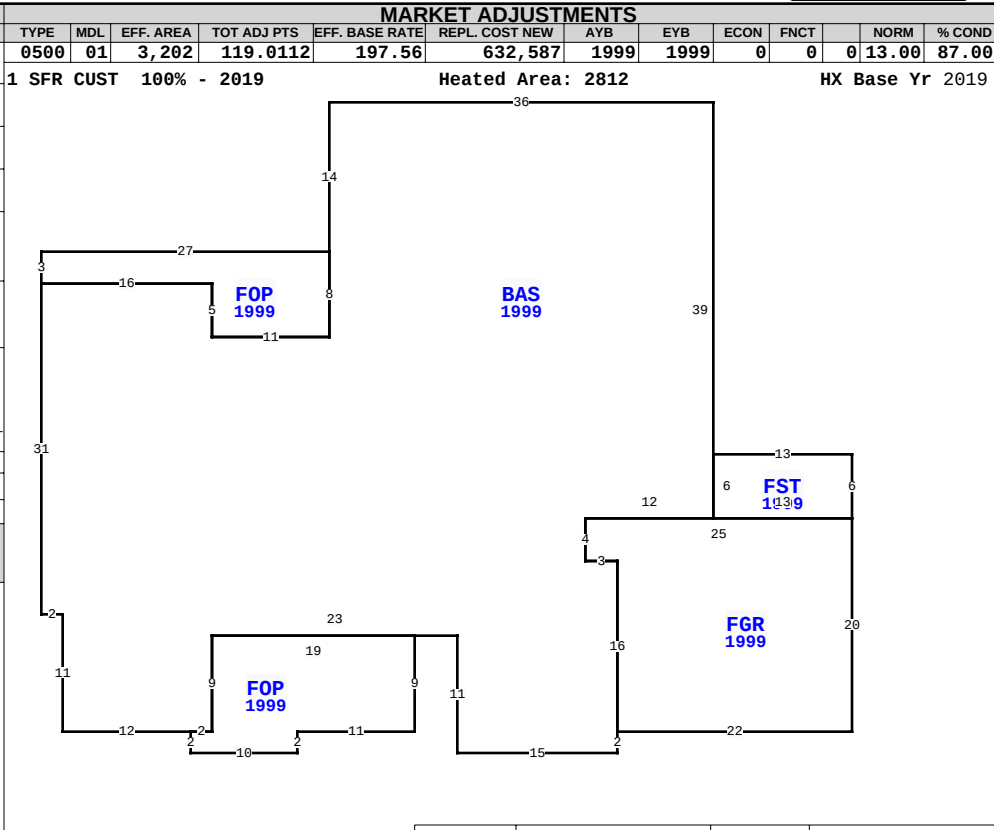
TOTALS	3,669			3,202	550,351
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EXTRA FEATURES

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	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1999	1999	05	85	51,000	
3	0819	CONC 12"	0	100	0	0	482.00	SF	9.50	9.50	100	1999	1999	3	73	3,343	
4	0910	SCRN RM L	0	100	0	0	546.00	SF	15.00	15.00	100	1999	1999	3	20	1,638	
5	0819	CONC 12"	0	100	13	3	39.00	SF	9.50	9.50	100	1999	1999	3	73	270	
6	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1999	1999	3	73	208	
11	1242	WD DECK A	0	100	4	5	20.00	SF	11.50	11.50	100	1999	1999	3	20	46	
12	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



2751 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
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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
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	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1999	1999	05	85	51,000	
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12	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	

TOTAL OB/XF 59,323

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		550,351
TOTAL MARKET OB/XF VALUE		59,323
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		909,674
SOH/AGL Deduction		390,166
ASSESSED VALUE		519,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		468,097
TOTAL JUST VALUE		909,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		878,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990941	FOUNDATION	12,250	07/29/1999
990896	SWIM POOL	13,000	07/21/1999
990082	NEW CONSTR	189,900	03/22/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2494/0874	9/03/2021	WD	U	I	11
GRANTOR: TURNER PHILIP					SALE PRICE
GRANTEE: PDT REVOCABLE TRUST					100
2220/0129	8/27/2018	WD	Q	I	01
GRANTOR: RUSHING WILLIAM & HOL					585,000
GRANTEE: TURNER PHILIP					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 S14 FOP=[YR=1999] W27 S3 E16 S5 E11 N8 \$ S8 W11 N5 W16 S31 E2 S11 E12 FOP=[YR=1999] S2 E10 N2 E11 N9 W19 S9 W2 \$ E2 N9 E23 S11 E15 N2 FGR=[YR=1999] E22 N20 FST=[YR=1999] N6 W13 S6 E13 \$ W25 S4 E3 S16 \$ N16 W3 N4 E12 N39 \$.