LOT 10
OCEAN OAKS PB 6/50

MARY ELIZABETH DUFFY REVOCABLE TRUST/DUFFY MARY E
2749 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

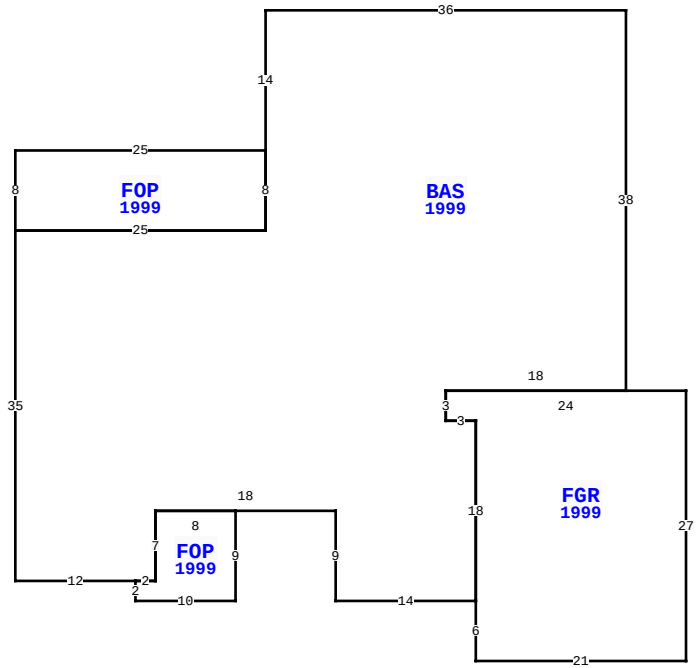
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,535	100	1999	2,535	434,209
FGR	576	55	1999	317	54,298
FOP	76	30	1999	23	3,939
FOP	200	30	1999	60	10,277
TOTALS	3,387			2,935	502,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,935	118.5998	196.88	577,843	1999	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2000 Heated Area: 2535 HX Base Yr 2000



2749 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		502,723
TOTAL MARKET OB/XF VALUE		58,365
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		861,088
SOH/AGL Deduction		496,576
ASSESSED VALUE		364,512
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		308,101
TOTAL JUST VALUE		861,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		829,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990392	XFOB	3,423	05/11/1999
984967	SWIM POOL	17,500	02/24/1999
984970	FOUNDATION	9,250	02/17/1999
984567	NEW CONSTR	103,500	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645014314	5/12/2026	WD	Q	I	01	837,500
GRANTOR: MICHAEL ALISA B						
GRANTEE: MARY ELIZABETH DUFF						
2852/883	3/08/2026	FJ	U	I	11	0
GRANTOR: ZDANIS CAROLEE B						
GRANTEE: MICHAEL ALISA B						

BUILDING NOTES

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 E18 S9 E14 FGR=[YR=1999] S6 E21 N27 W24 S3 E3 S18 $ N18 W3 N3 E18 N38 $
.

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	5,600	
3	0819	CONC 12"	0	100	13	4	52.00	SF	9.50	9.50	100	1999	1999	3	73	361	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1999	1999	05	85	51,000	
9	0910	SCRN RM L	0	100	0	0	406.00	SF	15.00	15.00	100	1999	1999	3	20	1,218	
11	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	1999	1999	3	25	138	
12	1242	WD DECK A	0	100	3	5	15.00	SF	10.00	10.00	100	1999	1999	3	20	30	
13	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 58,365

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS