LOT 11 IN OR 1179/376
OCEAN OAKS PB 6/50

HAAG ANNETTE & DETLEV
MAX-BECKMANN-STR 53
60599 FRANKFURT,

2026

00-00-31-1550-0011-0000

BUILDING CHARACTERISTICS

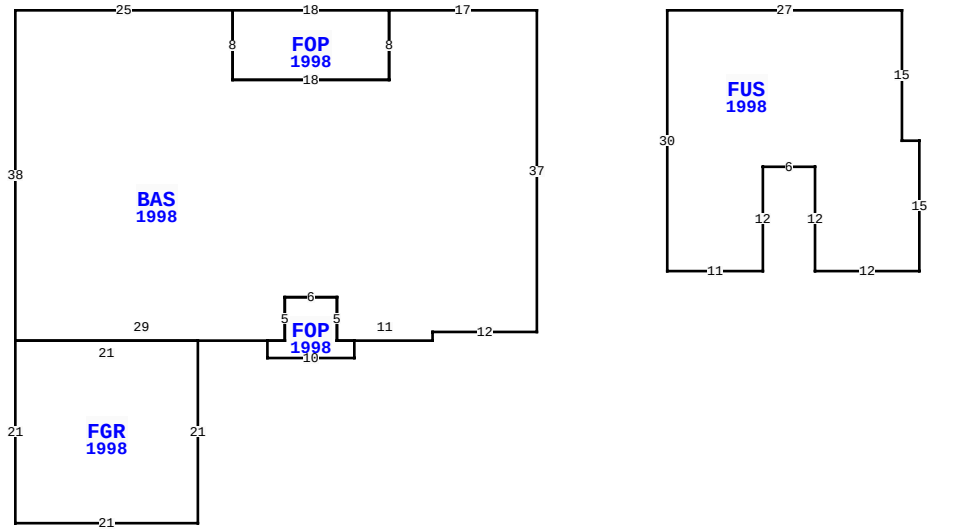
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	342,011
FGR	441	55	1998	243	39,689
FOP	50	30	1998	15	2,450
FOP	144	30	1998	43	7,023
FUS	768	100	1998	768	125,437
TOTALS	3,497			3,163	516,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,163	113.7488	188.82	597,238	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 0% - 0 Heated Area: 2862 HX Base Yr



2741 N OCEAN OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	516,611
TOTAL MARKET OB/XF VALUE	50,059
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	866,670
SOH/AGL Deduction	74,902
ASSESSED VALUE	791,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	791,768
TOTAL JUST VALUE	866,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	855,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121276	H/AC	3,400	06/27/2012
20070140	XFOB	10,725	01/29/2007
984380	SWIM POOL	15,186	09/24/1998
984109	NEW CONSTR	4,000	08/06/1998
984021	NEW CONSTR	145,000	07/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0376	10/08/2003	WD	Q	I		385,000
GRANTOR: HUNTER KENNETH CHARLE						
GRANTEE: HAAG ANNETTE & DETL						
0837/0206	6/10/1998	WD	Q	V		63,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HUNTER KENNETH CHAR						

BUILDING NOTES

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 $ PTR= E15 FUS=[YR=1998] E27 S15 E2 S15 W12 N12 W6 S12 W11 N30 $ W15 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	
4	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	1998	1998	3	24	110	
5	1241	WD DECK G	0	0	3	12	36.00	UT	11.50	11.50	100	1998	1998	3	24	99	
6	1241	WD DECK G	0	0	3	12	36.00	UT	11.50	11.50	100	1998	1998	3	24	99	
7	1241	WD DECK G	0	0	4	19	76.00	UT	12.65	12.65	100	1998	1998	3	24	231	
8	0819	CONC 12"	0	0	3	10	30.00	SF	9.50	9.50	100	1998	1998	3	72	205	
10	0910	SCRN RM L	0	0	25	45	1,125.00	SF	15.00	15.00	100	2007	2007	3	24	4,050	

LAND DESCRIPTION

TOTAL OB/XF 50,059

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	0	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