

LOT 12
IN OR 1970/790
OCEAN OAKS PB 6/50

CREED MICHAEL L & VALTA
2739 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0012-0000



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 Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	2,816	100	1998	2,816	476,353
FGR	485	55	1998	267	45,166
FOP	85	30	1998	26	4,399
FOP	200	30	1998	60	10,150
FUS	457	100	1998	457	77,306
UOP	450	20	1998	90	15,224

TOTALS	4,493			3,716	628,596
--------	-------	--	--	-------	---------

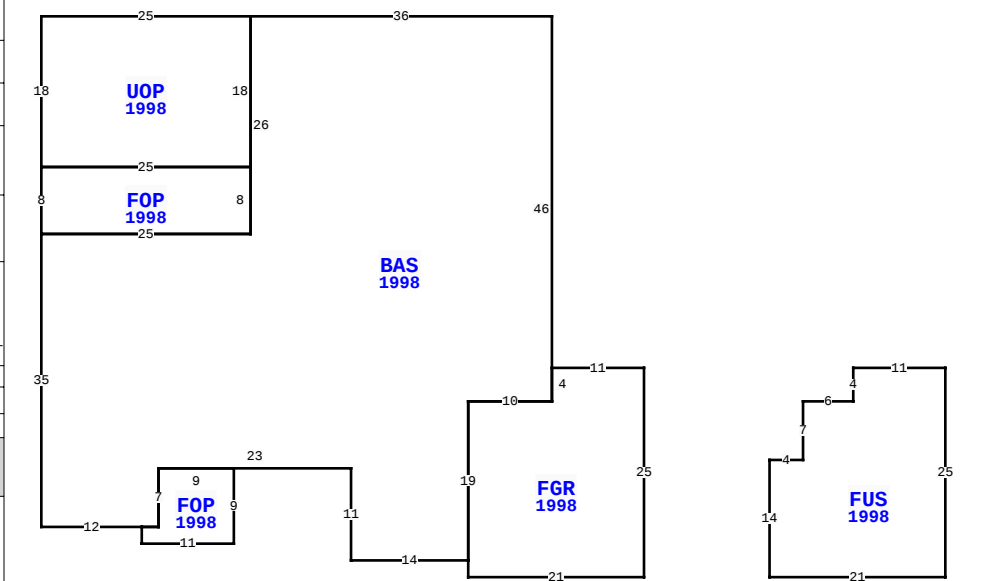
EXTRA FEATURES

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	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	5,530	
3	0910	SCRN RM L	0	100	18	25	321.00	SF	15.00	15.00	100	1998	1998	3	20	963	
4	0819	CONC 12"	0	100	0	0	69.00	SF	9.50	9.50	100	1998	1998	3	72	472	
7	1242	WD DECK A	0	100	5	18	90.00	SF	10.00	10.00	100	1998	1998	3	20	180	
8	1242	WD DECK A	0	100	7	7	49.00	SF	11.50	11.50	100	1998	1998	3	20	113	
9	1242	WD DECK A	0	100	10	18	180.00	SF	11.50	11.50	100	1998	1998	3	20	414	
10	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1998	1998	3	20	20	

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							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,716	117.8100	195.56	726,701	1998	1998	0	0	0	13.50	86.50
1 SFR CUST 100% - 2016 Heated Area: 3273 HX Base Yr 2016												



2739 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	628,596		
TOTAL MARKET OB/XF VALUE	7,692		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	936,288		
SOH/AGL Deduction	402,227		
ASSESSED VALUE	534,061		
TOTAL EXEMPTION VALUE	VX HX HB	56,411	
BASE TAXABLE VALUE	477,650		
TOTAL JUST VALUE	936,288		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	947,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101636	H/AC	4,000	09/21/2010
984196	XFOB	3,042	08/21/1998
983212	NEW CONSTR	128,000	03/03/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1970/0790	3/05/2015	WD	Q	I	02
					SALE PRICE
					465,000

GRANTOR: STRICKLAND RICHARD &					
GRANTEE: CREED MICHAEL L & V					
1671/1176	4/12/2010	WD	Q	I	02
GRANTOR: HOWERTON MICHAEL					
GRANTEE: STRICKLAND RICHARD					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 UOP=[YR=1998] W25S18 FOP=[YR=1998] S8E25
N8W25\$E25N18\$ S26W25S35 E12 FOP=[YR=1998] S2 E11 N9 W9 S7 W2
\$ E2 N7 E23 S11E14 FGR=[YR=1998] S2 E21N25 W11 S4 W10 S19 \$
N19 E10 N46 \$ PTR= E26 S53 FUS=[YR=1998] E4 N7 E6 N4 E11 S25
W21 N14 \$N53 W26 \$.