

LOT 13
IN OR 2067/1693
OCEAN OAKS PB 6/50

BARONE FAMILY TRUST/BARONE RONALD TRUSTEE
2735 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0013-0000



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	14	CARPET 80
Interior Floor	15	HARDTILE 20
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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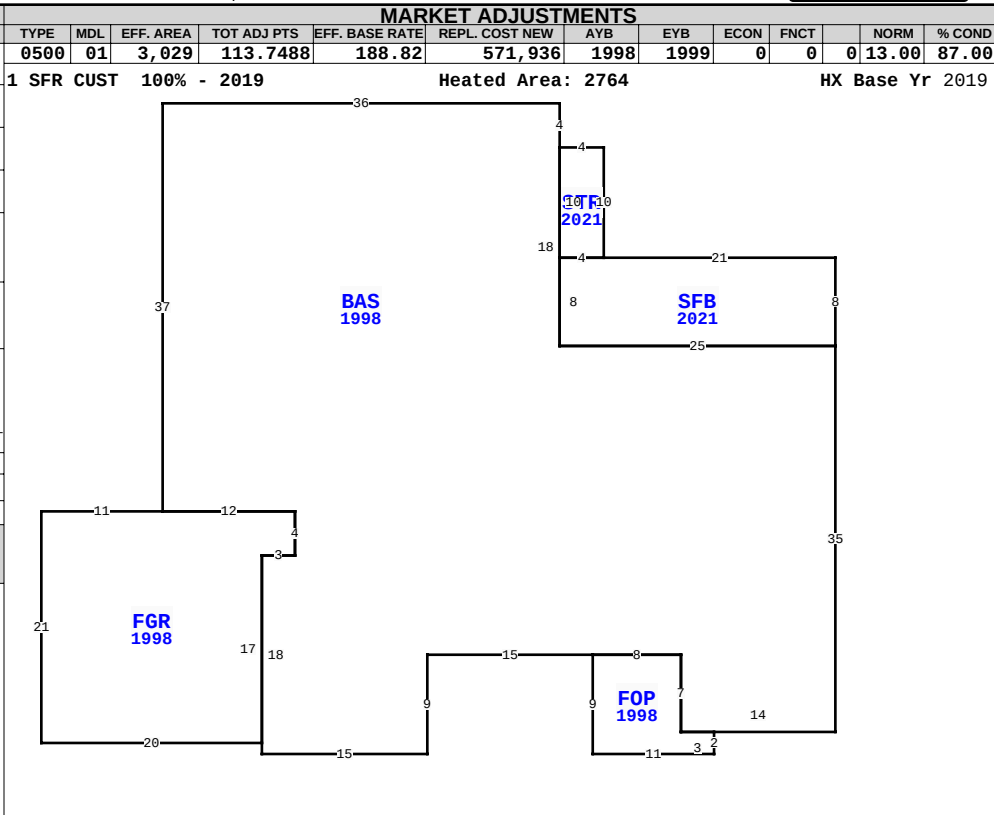
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	1998	2,604	427,768
FGR	432	55	1998	238	39,097
FOP	78	30	1998	23	3,778
SFB	200	80	2021	160	26,284
STR	40	10	2021	4	657

TOTALS	3,354			3,029	497,584
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0819	CONC 12"	0	100	7	11	77.00	SF	9.50
6	1242	WD DECK A	0	100	5	7	35.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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2735 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1998	1998	3	79	2,765	
5	0819	CONC 12"	0	100	7	11	77.00	SF	9.50	9.50	100	1998	1998	3	72	527	
6	1242	WD DECK A	0	100	5	7	35.00	SF	10.00	10.00	100	1998	1998	3	20	70	

TOTAL OB/XF													3,362		
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			
003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00			

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		497,584	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		ASSESSED VALUE		286,502	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		463,033	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				814,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211003	ADDITION	0	02/22/2021
20100026	H/AC	3,000	01/08/2010
972368	NEW CONSTR	133,000	12/08/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2704/1574	3/12/2024	WD U	I	I	11
GRANTOR: BARONE RONALD M & DIA					
GRANTEE: BARONE FAMILY TRUST					
2067/1693	8/24/2016	WD Q	I	I	01
GRANTOR: RUSHING WILLIAM & HOL					
GRANTEE: BARONE RONALD M & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2021] W21 STR=[YR=2021] N10 W4 BAS=[YR=1998] N4 W36 S37 FGR=[YR=1998] W11 S21 E20 N17 E3N4 W12 \$ E12 S4 W3 S18 E15 N9 E15 FOP=[YR=1998] S9 E11 N2 W3 N7 W8\$ E8 S7 E14 N35 W25 N18\$ S10 E4\$ W4 S8 E25 N8 \$.									