LOT 14
IN OR 1246/1385
OCEAN OAKS PB 6/50

LEARY DONALD E & JACQUELINE C
2729 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

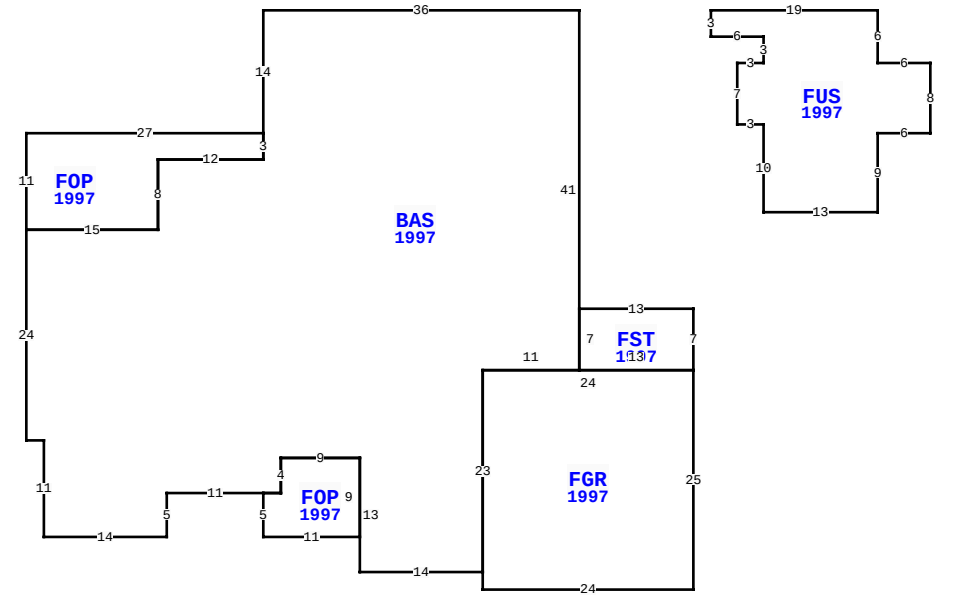
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	2,880	100	1997	2,880	486,815
FGR	600	55	1997	330	55,781
FOP	91	30	1997	27	4,564
FOP	201	30	1997	60	10,142
FST	91	55	1997	50	8,452
FUS	386	100	1997	386	65,246
TOTALS	4,249			3,733	631,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,733	118.4040	196.55	733,721	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2005 Heated Area: 3266 HX Base Yr 2005



2729 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		631,000
TOTAL MARKET OB/XF VALUE		48,398
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		979,398
SOH/AGL Deduction		476,310
ASSESSED VALUE		503,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,677
TOTAL JUST VALUE		979,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		952,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111922	REPAIR/RRF	1,075	10/25/2011
983769	REPAIR/RRF	4,100	05/28/1998
983659	REPAIR/RRF	0	05/04/1998
972298	XFOB	0	11/21/1997
970064	NEW CONSTR	0	10/27/1997
972103	SWIM POOL	0	09/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1246/1385	7/20/2004	WD	U	I	07	100
GRANTOR: BYRNS KENNETH L & LAU						
GRANTEE: LEARY DONALD E & JA						
1243/1319	7/07/2004	WD	Q	I		540,000
GRANTOR: BYRNS KENNETH L & LAU						
GRANTEE: LEARY DONALD E & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S14 FOP=[YR=1997] W27 S11 E15 N8 E12 N3$ S3 W12 S8 W15 S24 E2 S11 E14 N5 E11 FOP=[YR=1997] S5 E11 N9 W9 S4 W2$ E2 N4 E9 S13 E14 FGR=[YR=1997] S2 E24 N25 FST=[YR=1997] N7 W13 S7 E13$ W24 S23$ N23 E11 N41$ PTR=E15 FUS=[YR=1997] E19 S6 E6 S8 W6 S9 W13 N10 W3 N7 E3 N3 W6 N3$ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
2	0819	CONC 12"	0	100	0	0	99.00	SF	9.50	9.50	100	1997	1997	3	70	658	
3	1241	WD DECK G	0	100	3	10	30.00	UT	11.50	11.50	100	1997	1997	3	23	79	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	
8	0910	SCRN RM L	0	100	0	0	822.00	SF	15.00	15.00	100	1997	1997	3	20	2,466	

LAND DESCRIPTION

TOTAL OB/XF 48,398

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