



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	16	WD FR STUC 80	0500	01	2,695	116.5824	193.53	521,563	1998	1998	0	0	0	13.50	86.50	VALUATION SUMMARY														
Exterior Wall	17	CB STUCCO 20	1 SFR CUST 100% - 2021													Heated Area: 2322														
Roof Structure	08	IRREGULAR 100														HX Base Yr 2021														
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		3 100																												
Bathrooms		2 100																												
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	2,322	100	1998	2,322	388,711																									
FGR	474	55	1998	261	43,692																									
FOP	175	30	1998	52	8,705																									
FOP	200	30	1998	60	10,044																									
TOTALS			3,171		2,695	451,152																								
EXTRA FEATURES						2723 N OCEAN OAKS DR, FERNANDINA BEACH																								
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														
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1998	1998	3	20	56														
5	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1998	1998	3	20	20														
6	0819	CONC 12"	0	100	6	6	36.00	SF	9.50	9.50	100	1999	1999	3	73	250														
LAND DESCRIPTION																		TOTAL OB/XF 3,091												
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	000100	C	RES	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																														