

LOT 17
IN OR 780 PG 30
OCEAN OAKS PB 6/50

UNKENHOLZ LYNN G
2736 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034-4025

2026

00-00-31-1550-0017-0000



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	15	HARDTILE 70
Interior Floor	14	CARPET 30
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	2,094	100	1997	2,094	379,941
FGR	441	55	1997	243	44,090
FOP	50	30	1997	15	2,722
FOP	144	30	1997	43	7,802
TOTALS	2,729			2,395	434,555

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	0	0	45.00	SF	9.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,395	127.0962	210.98	505,297	1997	1997	0	0	0 14.00	86.00
1 SFR CUST 100% - 1999 Heated Area: 2094 HX Base Yr 1999											
2736 N OCEAN OAKS DR, FERNANDINA BEACH											

TOTAL OB/XF											
2,994											

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2,994											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		434,555	
TOTAL MARKET OB/XF VALUE		2,994	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		737,549	
SOH/AGL Deduction		461,123	
ASSESSED VALUE		276,426	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		220,015	
TOTAL JUST VALUE		737,549	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		722,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10329B	NEW CONSTR	135,000	02/24/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0780/0030	12/19/1996	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: UNKENHOLZ THOMAS &					
0780/0028	12/19/1996	WD	U	V	19
GRANTOR: OCEAN OAKS LTD					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W17 FOP=[YR=1997] W18 S8 E18 N8 \$ S8 W18 N8 W25 S38 FGR=[YR=1997] S21 E21 N21 W21 \$ E29 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N1 E12 N37 \$.									