LOT 19
IN OR 1227/1170
OCEAN OAKS PB 6/50

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

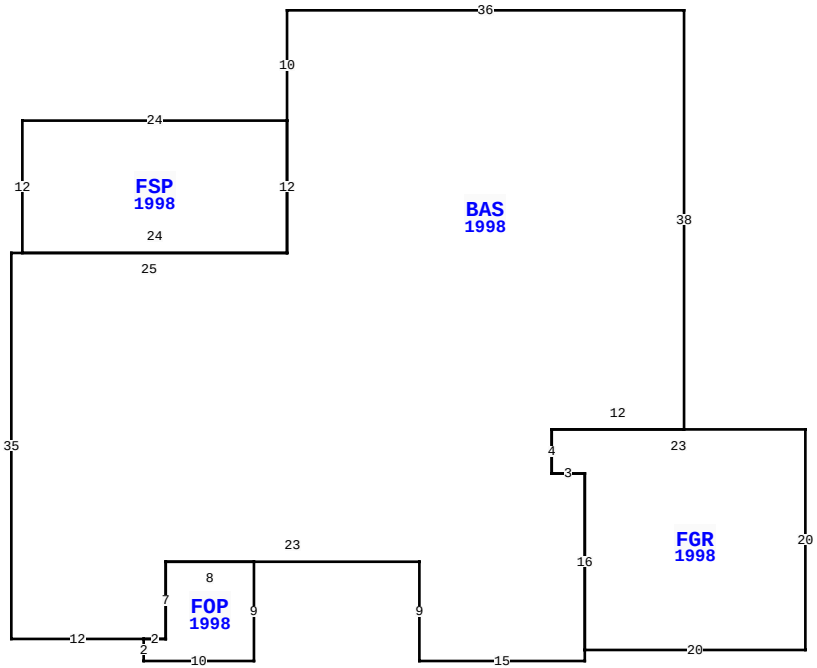
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	1998	2,613	439,934
FGR	412	55	1998	227	38,218
FOP	76	30	1998	23	3,873
FSP	288	40	1998	115	19,362
TOTALS	3,389			2,978	501,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,978	117.2556	194.64	579,638	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2005 Heated Area: 2613 HX Base Yr 2005



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2744 N OCEAN OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		501,387
TOTAL MARKET OB/XF VALUE		3,305
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		804,692
SOH/AGL Deduction		413,649
ASSESSED VALUE		391,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,632
TOTAL JUST VALUE		804,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091724	REPAIR/RRF	2,400	12/18/2009
983593	NEW CONSTR	119,000	04/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1170	5/04/2004	WD	Q	I		353,000
GRANTOR: ELWELL JOHN C & MARY						
GRANTEE: ANDERSON JON M						
0857/1140	12/02/1998	WD	Q	I		257,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ELWELL JOHN C & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 S10 FSP=[YR=1998] W24 S12 E24 N12 $ S12 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 $ E2 N7 E23 S9 E15 N1 FGR=[YR=1998] E20 N20 W23 S4 E3 S16 $ N16 W3 N4 E12 N38 $.

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	1998	1998	3	79	2,765	
2	0819	CONC 12"	0	100	7	10	70.00	SF	9.50	9.50	100	1998	1998	3	72	479	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1998	1998	3	20	19	
4	1242	WD DECK A	0	100	3	7	21.00	SF	10.00	10.00	100	1998	1998	3	20	42	

LAND DESCRIPTION

TOTAL OB/XF 3,305

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	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