LOT 20
OR 839/241 & CASE# 06-1150-DR
OCEAN OAKS PB 6/50

CZERMANSKI SANDY
2752 OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

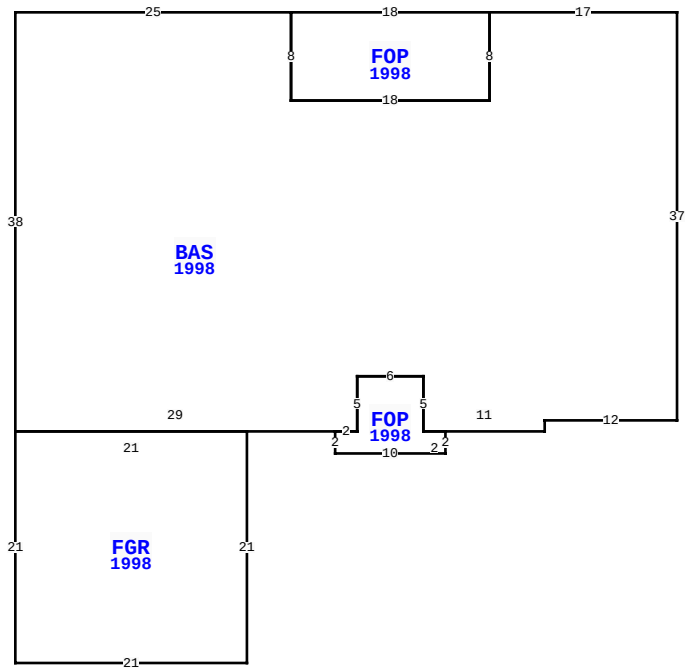
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1998	2,094	367,244
FGR	441	55	1998	243	42,617
FOP	50	30	1998	15	2,630
FOP	144	30	1998	43	7,541
TOTALS	2,729			2,395	420,032

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	122.1374	202.75	485,586	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 1999 Heated Area: 2094 HX Base Yr 1999



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

2752 N OCEAN OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,032
TOTAL MARKET OB/XF VALUE		2,874
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		722,906
SOH/AGL Deduction		460,731
ASSESSED VALUE		262,175
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,764
TOTAL JUST VALUE		722,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131412	ROOFREP	450	06/20/2013
972481	NEW CONSTR	119,000	01/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0839/0241	6/24/1998	WD	U	I		252,100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CZERMANSKI STANLEY						
0820/0284	1/21/1998	WD	U	V	19	38,800
GRANTOR: OCEAN OAKS LTD						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

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	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	72	109	

BUILDING DIMENSIONS

BAS=[YR=1998] W17 FOP=[YR=1998] W18 S8 E18 N8 $ S8 W18 N8 W25 S38 FGR=[YR=1998] S21 E21 N21 W21 $ E29 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E12 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 2,874

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