

LOT 22
IN OR 1680/890
OCEAN OAKS PB 6/50

CARMICHAEL DANE R & SUSAN J
2774 OCEAN OAKS DR NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0022-0000



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	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

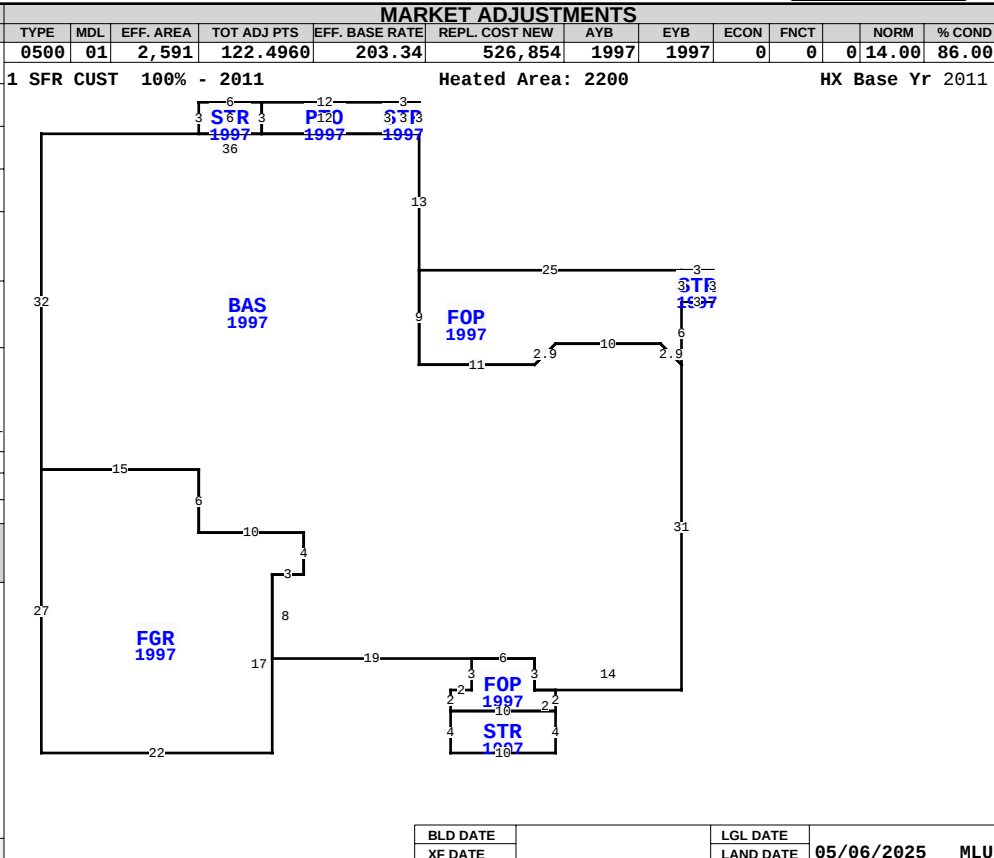
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	1997	2,200	384,719
FGR	564	55	1997	310	54,210
FOP	38	30	1997	11	1,924
FOP	201	30	1997	60	10,492
PTO	36	5	1997	2	350
STR	9	10	1997	1	175
STR	9	10	1997	1	175
STR	18	10	1997	2	350
STR	40	10	1997	4	699
TOTALS	3,115			2,591	453,094

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
6	0911	SCRN RM A	0 100	20	25	500.00	SF	18.00	18.00

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

REVIEW DATE 01/01/2023 BY CD



TOTAL OB/XF									
52,215									

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52,215									

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					453,094				
TOTAL MARKET OB/XF VALUE					52,215				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					805,309				
SOH/AGL Deduction					422,710				
ASSESSED VALUE					382,599				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					331,188				
TOTAL JUST VALUE					805,309				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					759,195				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190630	SCRNENCL	0	11/06/2019
20160444	PAVERS	0	02/18/2016
20121746	H/AC NC	5,000	08/27/2012
984139	H/AC NC	0	08/11/1998
972233	PLUMBING NC	0	11/06/1997
972115	SCREEN POOL ENCL0	15,900	10/03/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1680/0890	5/18/2010	WD	Q	I	01	429,000	
GRANTOR: STIPCAK DONALD J & JO							
GRANTEE: CARMICHAEL DANE R &							
1527/0824	9/27/2007	QC	Q	I	01	100	
GRANTOR: STIPCAK DONALD J & JO							
GRANTEE: LEWANDOWSKI JULIE E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1997] W25 BAS=[YR=1997] N13 STR=[YR=1997] N3W3 PTO=[YR=1997] W12 STR=[YR=1997] W6S3E6N3\$ S3E12N3\$ S3 E3\$ W36 S32 FGR=[YR=1997] S27 E22 N17 E3 N4 W10 N6 W15\$ E15 S6 E10 S4 W3S8E19 FOP=[YR=1997] S3 W2 S2 STR=[YR=1997] S4E10N4W10\$ E10 N2 W2N3 W6\$ E6 S3 E14 N31 U2 L2 W10 D2 L2 W11N9\$S9E11 R2 U2 E10 D2 R2 N6 STR=[YR=1997] E3N3W3S3\$ N3\$.									