

O'DONNELL FRANK J & MARY N
2782 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034-4825

00-00-31-1550-0023-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall17CB STUCCO 20

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 50

Interior Floor15HARDTILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1080.00

AREATOTALGROSSAREAOF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,32510019982,325405,278

FGR47155199825945,147

FOP76301998234,009

FOP2003019986010,459

STR301019983523

TOTALS3,1022,670465,416

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,670120.7008200.36534,961199819990013.0087.00

1 SFR CUST100% - 2012Heated Area: 2325HX Base Yr 2012

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE465,416

TOTAL MARKET OB/XF VALUE44,053

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE809,469

SOH/AGL Deduction426,816

ASSESSED VALUE382,653

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE331,242

TOTAL JUST VALUE809,469

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE763,700

PERMIT NUMDESCRIPTIONAMTISSUED

20120714NEW SHOWER SYSTEM5,00404/24/2012

983559XFOB3,91204/14/1998

983256SWIM POOL12,00003/03/1998

9723369NEW CONSTR118,00012/08/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

1641/16829/30/2009WDQI01420,000

GRANTOR:BROWN RODNEY L & DONN

GRANTEE:O'DONNELL FRANK J &

0813/043411/13/1997WDQV51,500

GRANTOR:BRYLEN HOMES LTD

GRANTEE:BROWN RODNEY L & DO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25
S35 E12 FOP=[YR=1998] S2 STR=[YR=1998] S3E10N3W10\$ E10 N9 W8
S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S3 E3 S9 \$ N9
W3 N3 E25 N38 \$.

2782 N OCEAN OAKS DR, FERNANDINA BEACH

LAND DESCRIPTIONTOTAL OB/XF44,053

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS