



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	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 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
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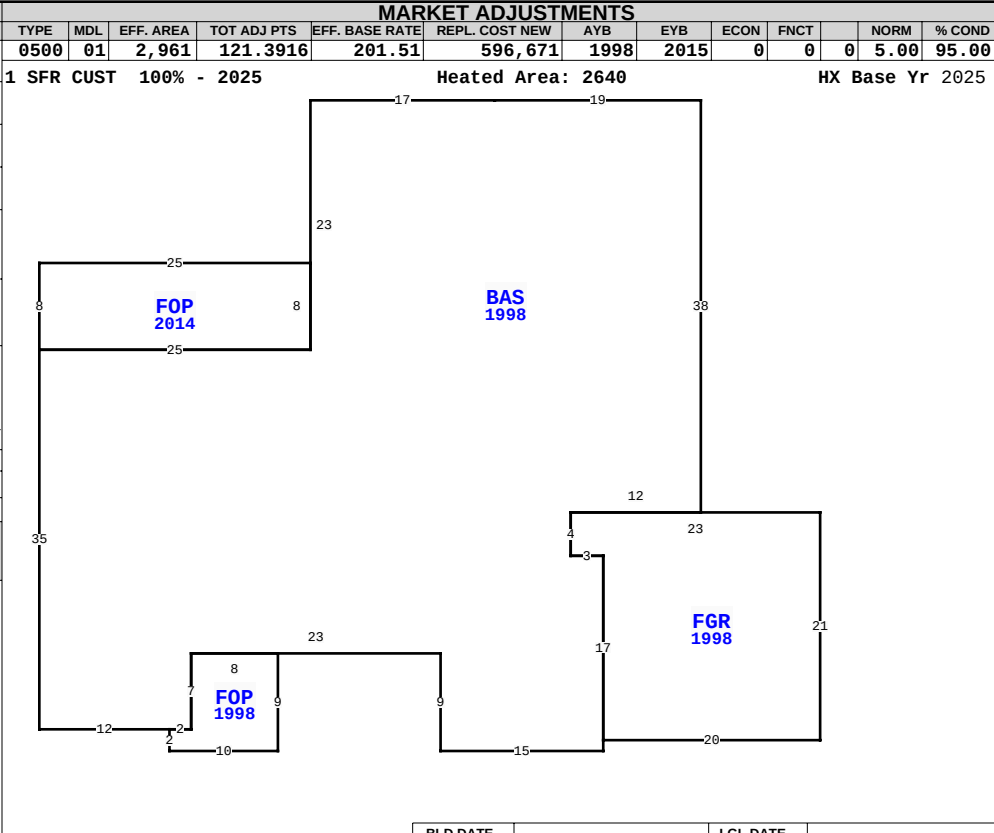
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	1998	2,640	505,387
FGR	432	55	1998	238	45,561
FOP	76	30	1998	23	4,403
FOP	200	30	2014	60	11,486

TOTALS	3,348			2,961	566,837
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	
3	0819	CONC 12"	0	100	2	5	10.00	SF	9.50	9.50	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	
8	0911	SCRN RM A	0	100	0	0	1,321.00	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	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	



2793 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
70,116											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET	
TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE	
TOTAL EXEMPTION VALUE		HX HB		BASE TAXABLE VALUE	
TOTAL JUST VALUE		NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140100	SWIM POOL	47,500	01/16/2014
20122044	RE-ROOF W/30YR SH	15,225	10/03/2012
20121896	REMODEL	1,503	09/06/2012
20070050	POOL SCREEN	0	12/28/2006
20062353	SWIM POOL	0	09/19/2006
972370	NEW CONSTR	133,000	12/08/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2764/1103	1/30/2025	WD U	I	I	11
GRANTOR: CAPANO JOHN EMMETT					
GRANTEE: CAPANO-CORNELL LIVI					
2694/1093	2/14/2024	WD Q	I	I	01
GRANTOR: CRUMRINE GEORGE B & S					
GRANTEE: CAPANO JOHN EMMETT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998;ORIG=0,0] W19 W17 S23 W25 S35 E12 E2 N7 E23 S9 E15 N1 N17 W3 N4 E12 N38 \$											
FGR=[YR=1998;ORIG=-9,59] E20 N21 W23 S4 E3 S17 \$											
FOP=[YR=2014;ORIG=-61,15] S8 E25 N8 W25 \$											
FOP=[YR=1998;ORIG=-49,58] S2 E10 N9 W8 S7 W2 \$											