LOT 27
OCEAN OAKS PB 6/50

DEEMS RYAN F & JOANNA B
2769 OCEAN OAKS DRIVE SOURTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0027-0000

BUILDING CHARACTERISTICS

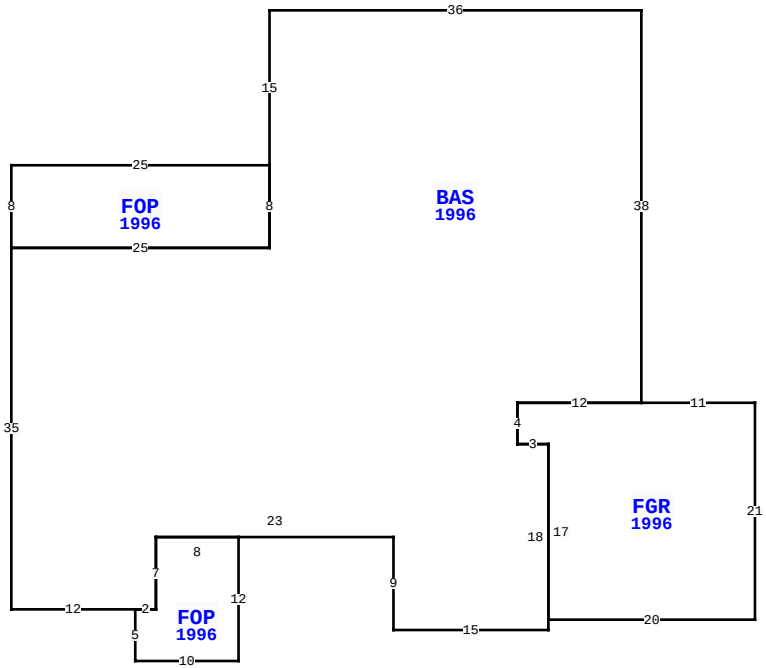
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,640	100	1996	2,640	797,378
FGR	432	55	1996	238	71,885
FOP	106	30	1996	32	9,665
FOP	200	30	1996	60	18,123
TOTALS	3,378			2,970	897,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,970	212.8057	353.26	1,049,182	1996	1996	0	0	0	14.50	85.50

1 SFR CUST 0% - 2025 Heated Area: 2640 HX Base Yr



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

2766 OCEAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	897,051
TOTAL MARKET OB/XF VALUE	57,248
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	1,254,299
SOH/AGL Deduction	0
ASSESSED VALUE	1,254,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,254,299
TOTAL JUST VALUE	1,254,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,175,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9610160	XFOB	2,900	11/25/1996
9610141	SWIM POOL	14,200	11/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2700/399	3/15/2024	WD	Q	I	01	1,300,000
GRANTOR: MICHALSKI TROY D & KA						
GRANTEE: DEEMS RYAN F & JOAN						
2332/0509	1/10/2020	WD	Q	I	01	500,000
GRANTOR: RANDLE REBECCA K						
GRANTEE: MICHALSKI TROY D &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W11BAS=[YR=1996] N38 W36 S15 FOP=[YR=1996] W25 S8 E25 N8 $ S8 W25 S35 E12 FOP=[YR=1996] S5 E10 N12 W8 S7 W2 $ E2 N7 E23 S9 E15 N18 W3 N4 E12 $ W12 S4 E3 S17 E20 N21 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1996	1996	05	85	51,000	
4	0819	CONC 12"	0	0	0	0	314.00	SF	9.50	9.50	100	1996	1996	3	68	2,028	
6	0910	SCRN RM L	0	0	20	26	520.00	SF	15.00	15.00	100	1996	1996	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 57,248

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	0	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