



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
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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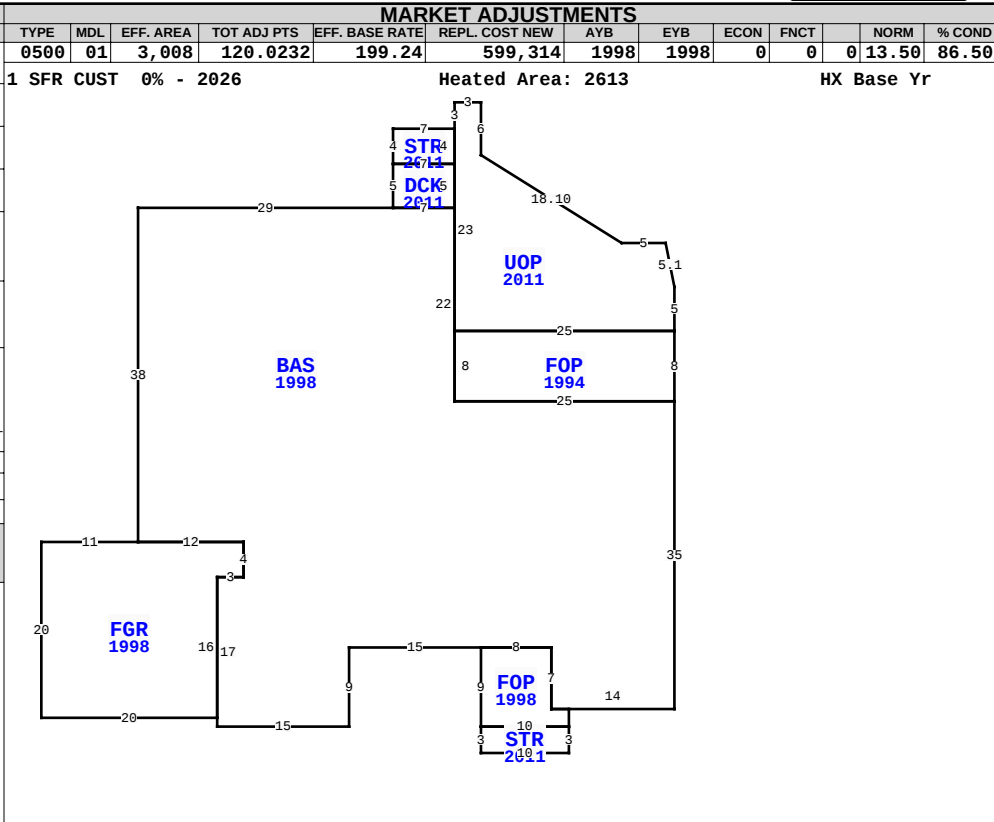
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	1998	2,613	450,331
DCK	35	10	2011	4	689
FGR	412	55	1998	227	39,121
FOP	200	30	1994	60	10,340
FOP	76	30	1998	23	3,964
STR	28	10	2011	3	517
STR	30	10	2011	3	517
UOP	376	20	2011	75	12,926

TOTALS	3,770			3,008	518,407
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00
7	0910	SCRN RM L	0	0	0	0	776.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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2776 OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1998	1998	3	79	2,765	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2011	2011	05	90	54,000	
7	0910	SCRN RM L	0	0	0	0	776.00	SF	15.00	15.00	100	2011	2011	3	40	4,656	

TOTAL OB/XF										61,421							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				518,407	
TOTAL MARKET OB/XF VALUE				61,421	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				879,828	
SOH/AGL Deduction				0	
ASSESSED VALUE				879,828	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				879,828	
TOTAL JUST VALUE				879,828	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				832,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110967	GAS	200	06/15/2011
20110914	REMODEL	2,000	06/07/2011
20110727	XFOB	6,000	05/12/2011
20110468	DEMOLITION	1,000	03/31/2011
20110458	SWIM POOL	31,000	03/29/2011
60	NEW CONSTR	0	09/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/337	1/31/2025	QC	U	I	11	100
GRANTOR: JORDHOY BARBARA LEE &						
GRANTEE: PCHEC INVESTMENTS L						
2735/1726	8/30/2024	WD	Q	I	01	975,000
GRANTOR: TANNER HAMPTON H						
GRANTEE: JORDHOY BARBARA LEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2011] W5 L16 U10 N6W3S3 STR=[YR=2011] W7S4 DCK=[YR=2011] S5 BAS=[YR=1998] W29S38 FGR=[YR=1998] W11S20 E20N16E3N4W12\$ E12S4W3S17E15 N9 E15 FOP=[YR=1998] S9 STR=[YR=2011] S3 E10N3W10\$ E10N2W2N7W8\$ E8S7E14 N35 FOP=[YR=1994] N8W25S8E25\$ W25N22 W7\$ E7N5W7\$ E7N4\$ S23E25N5 US L1 \$.									