



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 70
Interior Floor	11	CLAY TILE 30
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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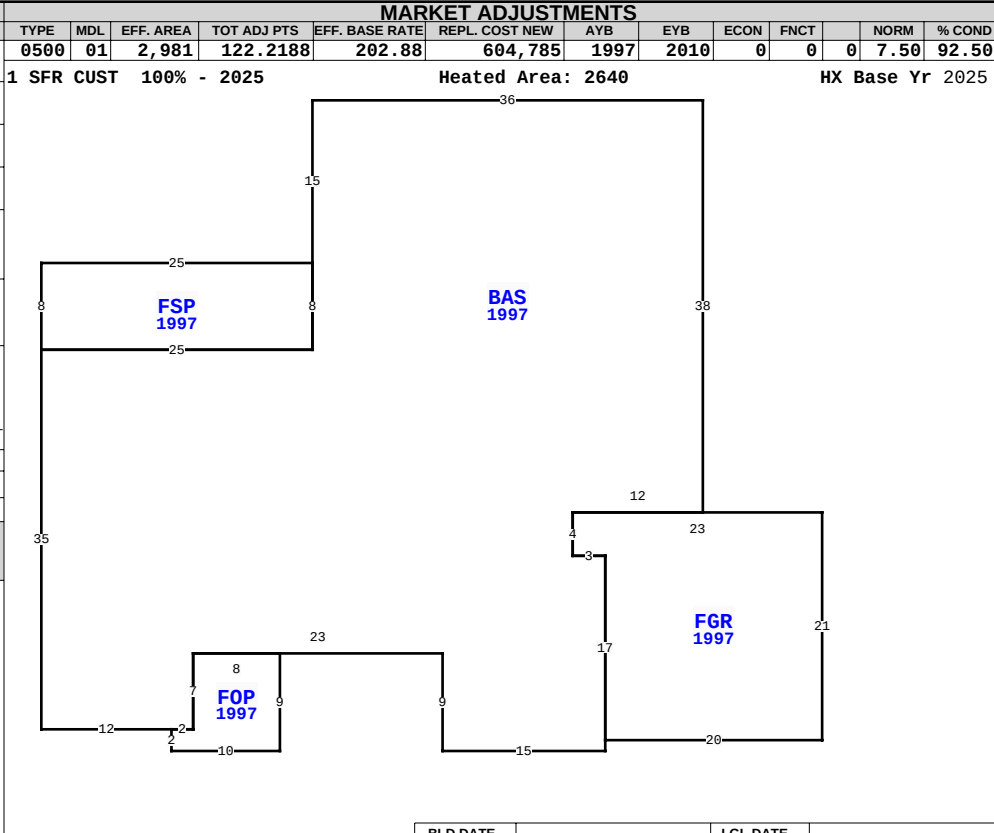
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	1997	2,640	495,433
FGR	432	55	1997	238	44,664
FOP	76	30	1997	23	4,316
FSP	200	40	1997	80	15,013

TOTALS	3,348			2,981	559,426
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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	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	0	0	116.00	SF	9.50

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
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2791 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
2	0819	CONC 12"	0	100	0	0	116.00	SF	9.50	9.50	100	1997	1997	3	70	771	

TOTAL OB/XF													3,466	
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		
003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00		

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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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		TOTAL MARKET OB/XF VALUE		559,426	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		862,892	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		51,411	
ASSESSED VALUE		BASE TAXABLE VALUE		632,253	
TOTAL JUST VALUE		TOTAL JUST VALUE		862,892	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		PREVIOUS YEAR MKT VALUE		843,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10174B	NEW CONSTR	139,000	12/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1581	3/08/2024	WD	Q	I	02	1,115,000
GRANTOR: LEFTIN HOWARD & JUDIT						
GRANTEE: POWELL PAUL MARK &						
2541/0468	2/18/2022	WD	U	I	11	100
GRANTOR: LEFTON HOWARD & JUDIT						
GRANTEE: LEFTIN FAMILY TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W36 S15 FSP=[YR=1997] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1997] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1997] E20 N21 W23 S4 E3 S17 \$ N17 W3 N4 E12 N38 \$									