

LOT 32
IN OR 1838/1808
OCEAN OAKS PB 6/50

MUNYON MYRNA RALPH/ANDREWS MYRNA SUE
2789 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0032-0000



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
NEIGHBORHOOD/LOC	1080.00		

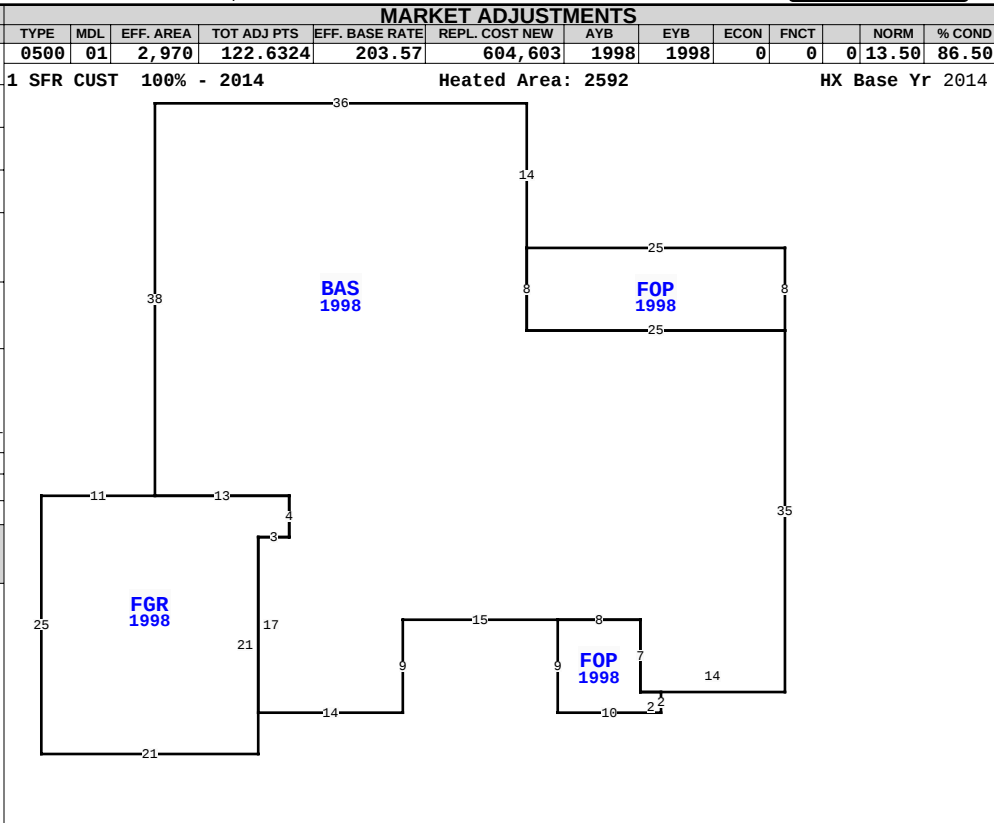
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100	1998	2,592	456,420
FGR	537	55	1998	295	51,946
FOP	76	30	1998	23	4,050
FOP	200	30	1998	60	10,565

TOTALS	3,405			2,970	522,982
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
4	0860	POOL/SPA	0	100	0	0		1.00	UT 60,000.00
7	0910	SCRN RM L	0	100	0	0		480.00	SF 15.00
9	0819	CONC 12"	0	100	10	5		50.00	SF 9.50
10	0819	CONC 12"	0	100	3	4		12.00	SF 9.50
11	1242	WD DECK A	0	100	4	8		32.00	SF 10.50
12	1242	WD DECK A	0	100	3	3		9.00	SF 10.50

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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2789 S OCEAN OAKS DR, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1998	1998	3	79	2,765	
100	1998	1998	05	85	51,000	
100	1998	1998	3	20	1,440	
100	1998	1998	3	72	342	
100	1998	1998	3	72	82	
100	1998	1998	3	20	67	
100	1998	1998	3	20	19	

TOTAL OB/XF									
55,715									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	522,982		
TOTAL MARKET OB/XF VALUE	55,715		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	878,697		
SOH/AGL Deduction	466,221		
ASSESSED VALUE	412,476		
TOTAL EXEMPTION VALUE	HX HB VX WX 61,411		
BASE TAXABLE VALUE	351,065		
TOTAL JUST VALUE	878,697		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	816,393		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984037	SWIM POOL	12,000	07/21/1998
983517	NEW CONSTR	122,000	04/08/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1838/1808	1/31/2013	WD	Q	I	02
GRANTOR: POPE MARION EARL & JA					
GRANTEE: RALPH MYRNA & MYRNA					
1553/1203	3/03/2008	WD	U	I	18
GRANTOR: POPE MARION EARL & JA					
GRANTEE: POPE MARION E & JAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1998] W25 BAS=[YR=1998] N14 W36 S38 FGR=[YR=1998] W11 S25 E21 N21 E3 N4 W13 \$ E13 S4 W3 S17 E14 N9 E15 FOP=[YR=1998] S9 E10 N2 W2 N7 W8 \$ E8 S7 E14 N35 W25 N8 \$ S8 E25 N8 \$.					