LOT 33
OCEAN OAKS PB 6/50

HOUSEWORTH FAMILY TRUST/HOUSEWORTH LINDA SUE HELM
2777 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

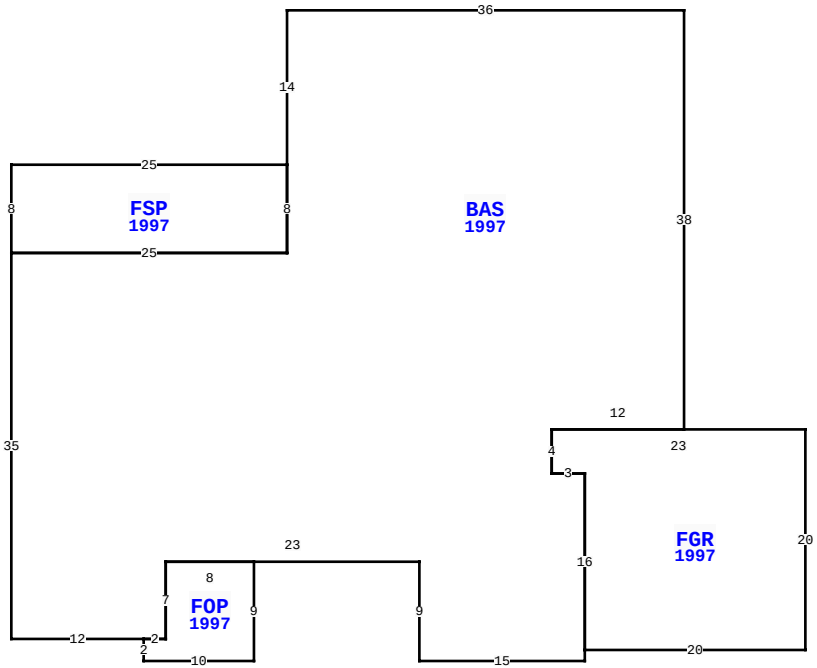
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	1997	2,613	437,391
FGR	412	55	1997	227	37,997
FOP	76	30	1997	23	3,850
FSP	200	40	1997	80	13,391
TOTALS	3,301			2,943	492,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,943	117.2556	194.64	572,826	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 1998 Heated Area: 2613 HX Base Yr 1998



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

2777 S OCEAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		492,630
TOTAL MARKET OB/XF VALUE		3,061
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		795,691
SOH/AGL Deduction		494,757
ASSESSED VALUE		300,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,523
TOTAL JUST VALUE		795,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		778,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040735	REPAIR/RRF	1,000	04/15/2004
983004	XFOB	1,800	01/13/1998
10522B	NEW CONSTR	160,000	06/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/408	6/29/2026	WD	U	I	11	100
GRANTOR: HOUSEWORTH LLOYD D &						
GRANTEE: HOUSEWORTH FAMILY T						
0815/1915	12/09/1997	WD	Q	I		255,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HOUSEWORTH LLOYD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S14 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 N20 W23 S4 E3 S16$ N16 W3 N4 E12 N38$.

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	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	55.00	SF	9.50	9.50	100	1997	1997	3	70	366	

LAND DESCRIPTION

TOTAL OB/XF 3,061

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	100	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