LOT 34
IN OR 1866/775
OCEAN OAKS PB 6/50

DEEMS RYAN F & JOANNA
2769 S OCEAN OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0034-0000

BUILDING CHARACTERISTICS

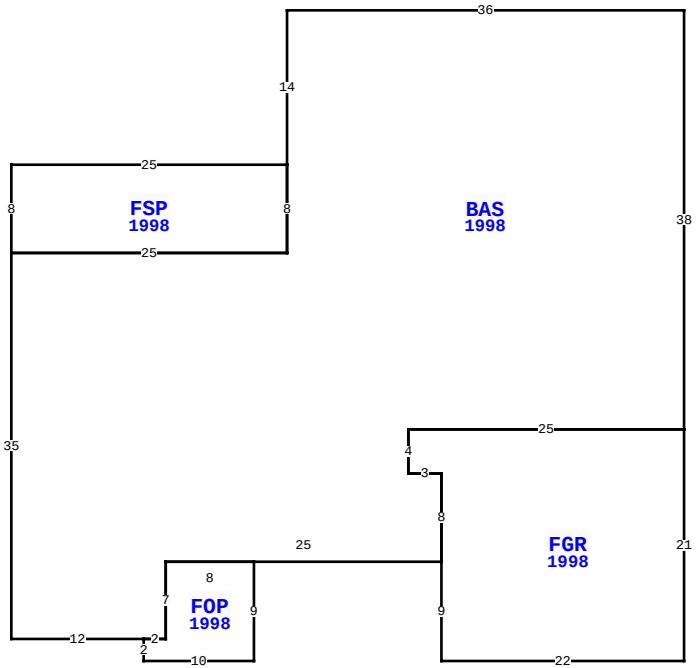
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,322	100	1998	2,322	388,711
FGR	474	55	1998	261	43,692
FOP	76	30	1998	23	3,850
FSP	200	40	1998	80	13,392
TOTALS	3,072			2,686	449,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,686	116.5824	193.53	519,822	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2014 Heated Area: 2322 HX Base Yr 2014



2769 S OCEAN OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		449,646
TOTAL MARKET OB/XF VALUE		3,098
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		752,744
SOH/AGL Deduction		386,747
ASSESSED VALUE		365,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,586
TOTAL JUST VALUE		752,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131775	ALUMFNCC	0	07/26/2013
20041044	H/AC	5,000	06/08/2004
9723038	NEW CONSTR	168,000	09/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1866/0775	6/27/2013	WD	Q	I	02	330,000
GRANTOR: DOYLE THOMAS D						
GRANTEE: DEEMS RYAN F & JOAN						
0795/1116	6/04/1997	WD	Q	V		47,000
GRANTOR: BRYLEN HOMES						
GRANTEE: DOYLE THOMAS D & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 S14 FSP=[YR=1998] W25 S8 E25 N8 $ S8 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 $ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W25 S4 E3 S8 $ N8 W3 N4 E25 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	1998	1998	3	79	2,765	
2	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1998	1998	3	72	205	
6	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 3,098

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