

LOT 35
IN OR 1952/265
OCEAN OAKS PB 6/50

HAGY GEORGE M &/FERGUSON EDWARD J
2761 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0035-0000



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	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	1080.00
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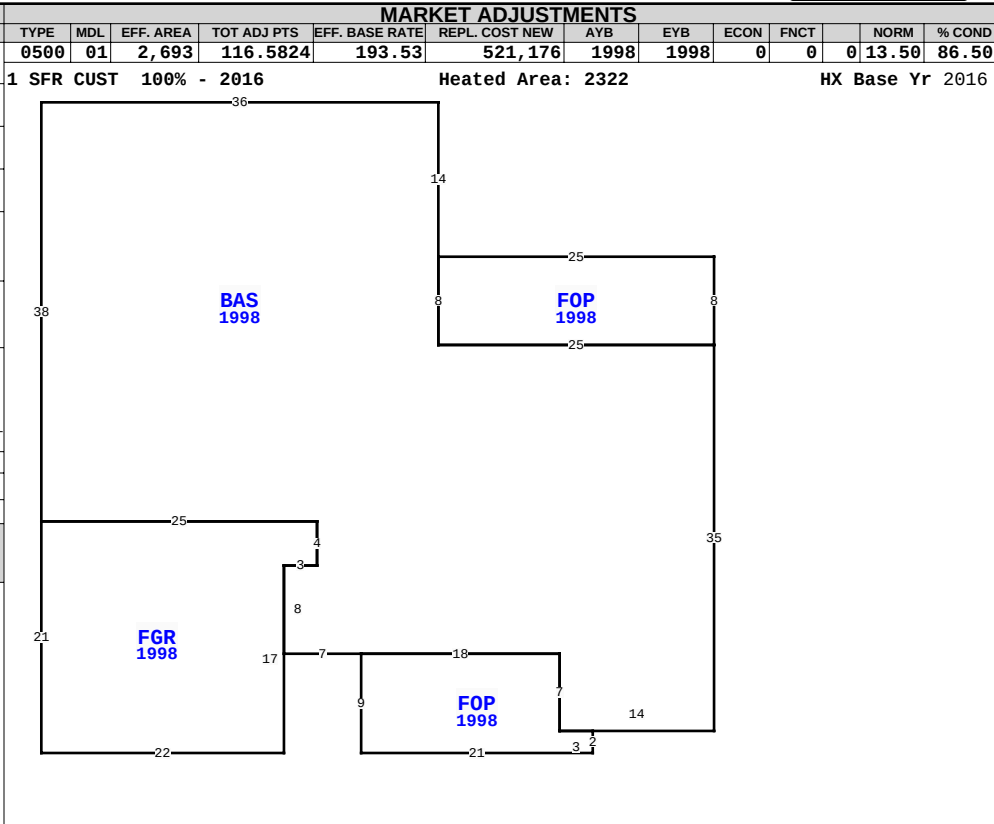
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1998	2,322	388,711
FGR	474	55	1998	261	43,692
FOP	168	30	1998	50	8,371
FOP	200	30	1998	60	10,044

TOTALS	3,164			2,693	450,817
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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	1241	WD DECK G	0	100	0	0	121.00	UT	11.50
3	0819	CONC 12"	0	100	4	6	24.00	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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2761 S OCEAN OAKS DR, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1998	1998	3	79	2,765	
11.50	100	1998	1998	3	24	334	
9.50	100	1998	1998	3	72	164	

TOTAL OB/XF									
3,263									

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	450,817		
TOTAL MARKET OB/XF VALUE	3,263		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	754,080		
SOH/AGL Deduction	343,411		
ASSESSED VALUE	410,669		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	359,258		
TOTAL JUST VALUE	754,080		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	738,707		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983055	NEW CONSTR	119,000	01/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1952/0265	12/05/2014	WD Q	Q	I	02	375,000
GRANTOR: DYER THOMPSON B & MAR						
GRANTEE: HAGY GEORGE M & EDW						
0840/0519	7/08/1998	WD Q	Q	I		230,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: DYER THOMPSON B & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1998] W25 BAS=[YR=1998] N14 W36 S38 FGR=[YR=1998] S21 E22 N17 E3 N4 W25 \$ E25 S4 W3 S8 E7 FOP=[YR=1998] S9 E21 N2 W3 N7 W18 \$ E18 S7 E14 N35 W25 N8 \$ S8 E25 N8 \$.									