



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 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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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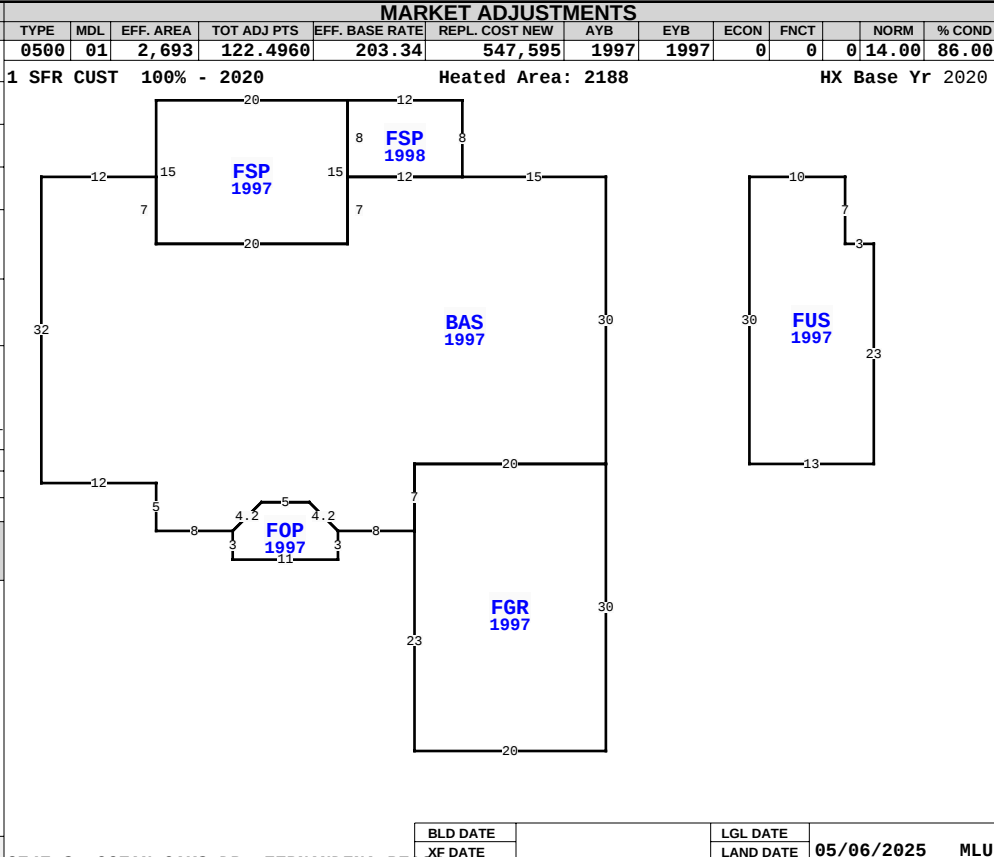
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1997	1,819	318,093
FGR	600	55	1997	330	57,708
FOP	57	30	1997	17	2,973
FSP	300	40	1997	120	20,985
FSP	96	40	1998	38	6,645
FUS	369	100	1997	369	64,528

TOTALS	3,241			2,693	470,932
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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	28.00	SF	9.50
5	0819	CONC 12"	0	100	4	5	20.00	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



2747 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
3,018									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	470,932		
TOTAL MARKET OB/XF VALUE	3,018		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	773,950		
SOH/AGL Deduction	300,841		
ASSESSED VALUE	473,109		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	421,698		
TOTAL JUST VALUE	773,950		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	758,323		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983280	REMODEL	3,075	03/03/1998
10601B	NEW CONSTR	153,000	07/14/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2297/0356	8/09/2019	WD	Q	I	02
GRANTOR: RAINEY ROBERT R JR &					SALE PRICE
GRANTEE: MULLEN THOMAS A & K					475,000
1811/0355	8/27/2012	WD	U	I	11
GRANTOR: RAINEY ROBERT R JR &					100
GRANTEE: RAINEY ROBERT R JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W15 FSP=[YR=1998] N8 W12 FSP=[YR=1997] W20 S15 E20 N15 \$ S8 E12 \$ W12 S7 W20 N7 W12 S32 E12 S5 E8 FOP=[YR=1997] S3 E11N3 L3 U3 W5 D3 L3 \$ U3 R3 E5 D3 R3 E8 FGR=[YR=1997] S23 E20 N30 W20 S7 \$ N7 E20 N30 \$ PTR= E15 FUS=[YR=1997] E10 S7 E3 S23 W13 N30 \$ W15 \$.									