



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 80
Interior Floor	14	CARPET 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	2,822	100	1997	2,822	477,837
FGR	567	55	1997	312	52,830
FOP	80	30	1997	24	4,064
FSP	312	40	1997	125	21,165
TOTALS	3,781			3,283	555,895

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	0	0	81.00	SF	9.50
4	0911	SCRN RM A	0	100	0	0	756.00	SF	18.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,283	118.6064	196.89	646,390	1997	1997	0	0	0 14.00	86.00
1 SFR CUST 100% - 2025 Heated Area: 2822 HX Base Yr											
2729 S OCEAN OAKS DR, FERNANDINA BEACH											
BLD DATE: 05/06/2025 MLU											

TOTAL OB/XF											
46,033											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										555,895	
TOTAL MARKET OB/XF VALUE										46,033	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										901,928	
SOH/AGL Deduction										0	
ASSESSED VALUE										901,928	
TOTAL EXEMPTION VALUE										13	901,928
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										901,928	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										890,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141953	PAVERS	0	09/08/2014
20090099	H/AC	3,987	01/23/2009
20062585	XFOB	5,316	11/20/2006
20062353	SWIM POOL	32,000	10/18/2006
20051804	XFOB	45,000	05/16/2005
10586B	NEW CONSTR	171,000	07/07/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2477/0063	7/06/2021	WD	Q	I	02	775,000			
GRANTOR:WILLEY JOSEPH RICHARD									
GRANTEE:CARR JEFFREY M & BA									
0796/0956	6/13/1997	WD	Q	V		61,000			
GRANTOR:BRYLEN HOMES LTD									
GRANTEE:WILLEY JOSEPH RICHA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W17 FSP=[YR=1997] W26 S12 E26 N12\$ S12 W26 N12 W25 S46 FGR=[YR=1997] S25 E23 N23 W4 N2 W19\$ E19 S2 E14 FOP=[YR=1997] S2 E12 N2 W2 N7 W8 S7 W2\$ E2 N7 E8 S7 E13 N3 E12 N45\$.											