LOT 40
IN OR 1187/409
OCEAN OAKS PB 6/50

HANSBERRY ALICE MARLENE
2726 OCEAN OAKS DR SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0040-0000

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

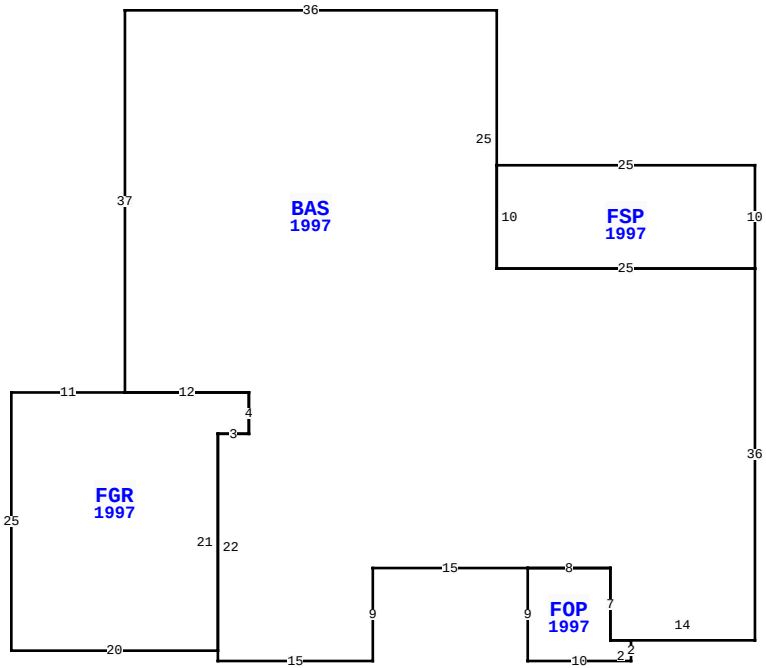
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,737	100	1997	2,737	444,448
FGR	512	55	1997	282	45,792
FOP	76	30	1997	23	3,735
FSP	250	40	1997	100	16,239
TOTALS	3,575			3,142	510,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,142	113.7488	188.82	593,272	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2002 Heated Area: 2737 HX Base Yr 2002



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

2726 S OCEAN OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		510,214
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		813,588
SOH/AGL Deduction		407,273
ASSESSED VALUE		406,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		354,904
TOTAL JUST VALUE		813,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		829,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090725	FOUNDATION	4,900	06/10/2009
20052726	DEMOLITION	0	09/26/2005
20033949	FOUNDATION	9,000	10/06/2003
2003480	FOUNDATION	57,975	08/14/2000
2003480	FOUNDATION	4,750	07/16/2000
10255B	NEW CONSTR	150,000	01/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0409	11/07/2003	WD	Q	I	01	100
GRANTOR: HANSBERRY ALICE MARLE						
GRANTEE: HANSBERRY ALICE MAR						
1181/1004	10/17/2003	WD	Q	I	01	100
GRANTOR: HANSBERRY ALICE MARLE						
GRANTEE: HANSBERRY ALICE MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S37 FGR=[YR=1997] W11 S25 E20 N21 E3 N4 W12 $ E12 S4 W3 S22 E15 N9 E15 FOP=[YR=1997] S9 E10 N2 W2 N7 W8 $ E8 S7 E14 N36 FSP=[YR=1997] N10 W25 S10 E25 $ W25 N25 $.

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	
4	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	1997	1997	3	70	333	
5	0819	CONC 12"	0	100	0	0	52.00	SF	9.50	9.50	100	1997	1997	3	70	346	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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	000131	C	RES CREEK	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