LOT 42 IN OR 2068/863
OCEAN OAKS PB 6/50

CLINEDINST BARRY E & SHANNON P
2736 OCEAN OAKS DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

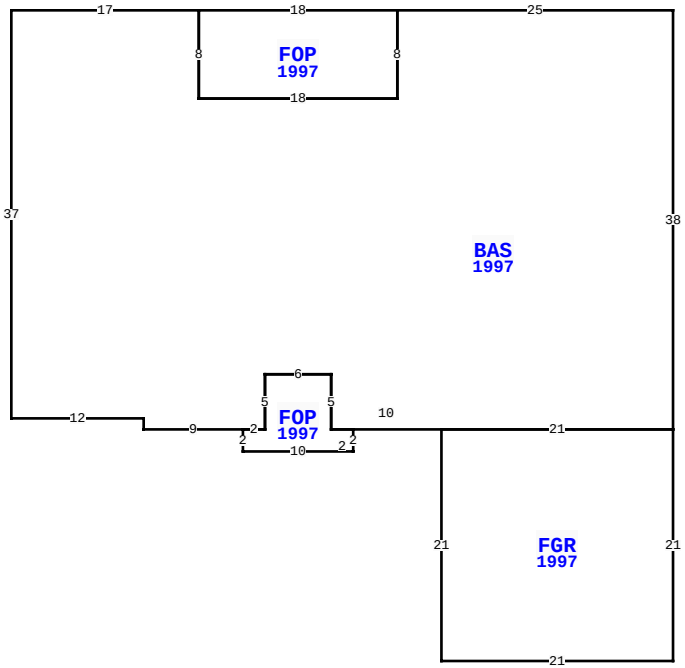
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,094	100	1997	2,094	350,624
FGR	441	55	1997	243	40,688
FOP	50	30	1997	15	2,512
FOP	144	30	1997	43	7,200
TOTALS	2,729			2,395	401,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,395	117.2864	194.70	466,306	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2017 Heated Area: 2094 HX Base Yr 2017



2736 S OCEAN OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		401,023
TOTAL MARKET OB/XF VALUE		4,885
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		705,908
SOH/AGL Deduction		294,070
ASSESSED VALUE		411,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		360,427
TOTAL JUST VALUE		705,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112102	H/AC	3,925	11/21/2011
10584B	NEW CONSTR	162,000	07/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0863	8/25/2016	WD	Q	I	01	400,000
GRANTOR: SWENSON ERIC E & JOHN						
GRANTEE: CLINEDINST BARRY E						
1991/0181	7/14/2015	QC	U	I	11	100
GRANTOR: SWENSON SARA T						
GRANTEE: SWENSON ERIC E ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W25 FOP=[YR=1997] W18 S8 E18 N8$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5W2$E2N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21$ E21 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	1997	1997	3	77	2,695	
2	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	1997	1997	3	70	133	
4	1241	WD DECK G	0	100	12	23	276.00	UT	12.08	12.08	100	1998	1998	3	24	800	
5	1241	WD DECK G	0	100	0	0	76.00	UT	12.08	12.08	100	1998	1998	3	24	220	
6	0912	SCRN RM G	0	100	0	0	247.00	SF	21.00	21.00	100	1998	1998	3	20	1,037	

LAND DESCRIPTION

TOTAL OB/XF 4,885

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