



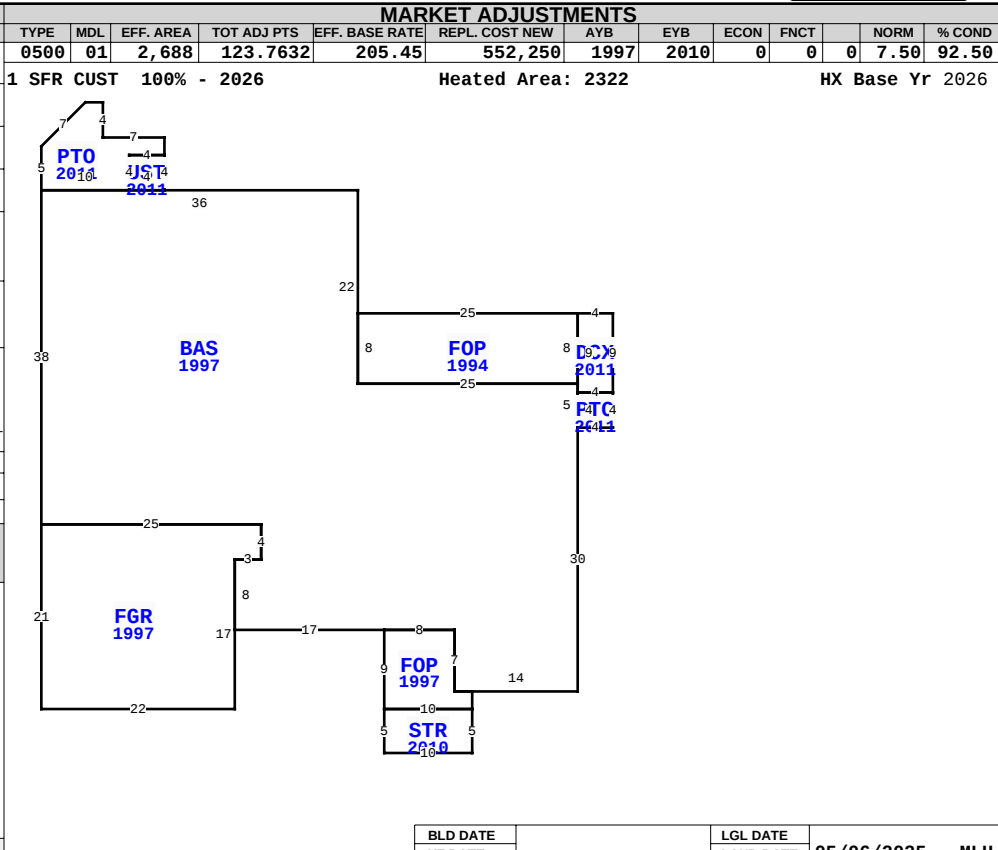
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,322	100	1997	2,322	441,276
DCX	36	15	2011	5	950
FGR	474	55	1997	261	49,600
FOP	200	30	1994	60	11,402
FOP	76	30	1997	23	4,371
PTO	16	5	2011	1	190
PTO	84	5	2011	4	760
STR	50	10	2010	5	950
UST	16	45	2011	7	1,330
TOTALS	3,274			2,688	510,831

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00
3	0860	POOL/SPA	0	100	0	0		1.00	60,000.00
5	0911	SCRN RM A	0	100	0	0		820.00	18.00

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



2748 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									
62,599									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		510,831	
TOTAL MARKET OB/XF VALUE		62,599	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		873,430	
SOH/AGL Deduction		7,555	
ASSESSED VALUE		865,875	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		814,464	
TOTAL JUST VALUE		873,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		797,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112241	XFOB	9,980	12/19/2011
20112223	REMODEL	9,504	12/15/2011
20111681	SWIM POOL	35,000	09/19/2011
20111475	H/AC	4,675	08/26/2011
10430	NEW CONSTR	162,000	04/15/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
2803/1660	7/30/2025	WD Q	I	01	1,135,000
GRANTOR: WESCHE ROBERT J JR &					
GRANTEE: TINGLE JAMES MARCUS					
1686/0040	6/28/2010	WD Q	I	01	425,000
GRANTOR: HUTCHISON LARRY					
GRANTEE: WESCHE ROBERT J JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=-61,10] S38 E25 S4 W3 S8 E17 E8 S7 E14 N30 N5 W25 N22 W36 \$									
FGR=[YR=1997;ORIG=-61,48] S21 E22 N17 E3 N4 W25 \$									
FOP=[YR=1994;ORIG=0,24] W25 S8 E25 N8 \$									
PTO=[YR=2011;ORIG=-54,0] W2 D5L5 S5 E10 N4 E4 N2 W7 N4 \$									
FOP=[YR=1997;ORIG=-22,60] S9 E10 N2 W2 N7 W8 \$									
STR=[YR=2010;ORIG=-22,69] S5 E10 N5 W10 \$									
DCX=[YR=2011;ORIG=4,33] N9 W4 S9 E4 \$									
PTO=[YR=2011;ORIG=0,37] E4 N4 W4 S4 \$									
UST=[YR=2011;ORIG=-51,10] E4 N4 W4 S4 \$									
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