LOT 44
IN OR 2206/1440
OCEAN OAKS PB 6/50

MARC CHRISANN
2754 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0044-0000

BUILDING CHARACTERISTICS

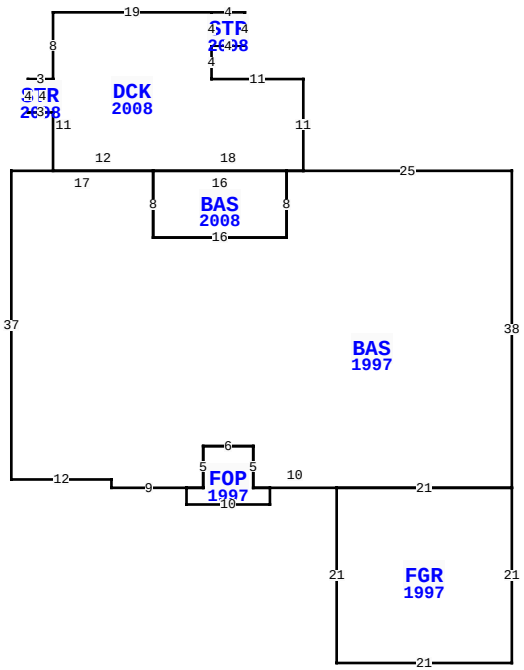
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,110	100	1997	2,110	354,355
BAS	128	100	2008	128	21,497
DCK	482	10	2008	48	8,061
FGR	441	55	1997	243	40,810
FOP	50	30	1997	15	2,519
STR	12	10	2008	1	168
STR	16	10	2008	2	336
TOTALS	3,239			2,547	427,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	117.6384	195.28	497,378	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2019 Heated Area: 2238 HX Base Yr 2019



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

2754 S OCEAN OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		427,745
TOTAL MARKET OB/XF VALUE		2,775
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		730,520
SOH/AGL Deduction		289,019
ASSESSED VALUE		441,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		390,090
TOTAL JUST VALUE		730,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		719,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081556	XFOB	2,000	10/09/2008
20081274	REPAIR/RRF	2,150	08/06/2008
10585B	NEW CONSTR	148,370	07/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/1440	6/26/2018	WD	Q	I	01	488,500
GRANTOR: CARROLL BOBBY L & DEB						
GRANTEE: MARC CHRISANN						
0795/1447	6/05/1997	WD	Q	V		45,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CARROLL BOBBY L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W25 DCK=[YR=2008] N11 W11 N4 STR=[YR=2008] E4 N4 W4 S4$ N4 W19 S8 STR=[YR=2008] W3 S4 E3 N4$ S11 E12 BAS=[YR=2008] S8 E16 N8 W16$ E18$ W2 S8 W16 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5 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	2	6	12.00	SF	9.50	9.50	100	1997	1997	3	70	80	

LAND DESCRIPTION

TOTAL OB/XF 2,775

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