LOT 50
OCEAN OAKS PB 6/50

SOOS MICHAEL PATRICK & NICOLE MARIE
1012 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1550-0050-0000

BUILDING CHARACTERISTICS

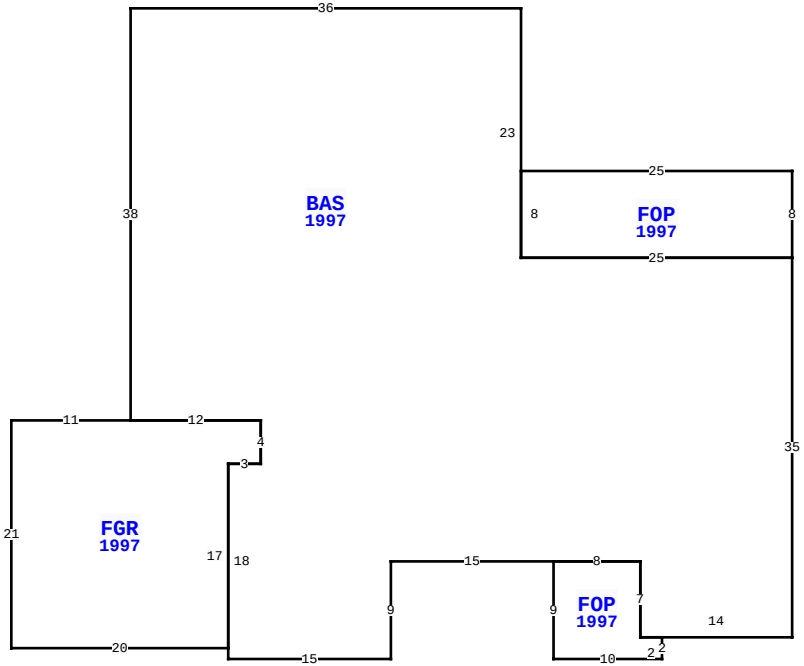
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,640	100	1997	2,640	822,880
FGR	432	55	1997	238	74,184
FOP	76	30	1997	23	7,169
FOP	200	30	1997	60	18,702
TOTALS	3,348			2,961	922,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,961	208.6330	346.33	1,025,483	1997	2005	0	0	0	10.00	90.00

1 SFR CUST 100% - 2026 Heated Area: 2640 HX Base Yr 2026



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

1012 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		922,935
TOTAL MARKET OB/XF VALUE		47,991
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,270,926
SOH/AGL Deduction		0
ASSESSED VALUE		1,270,926
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,219,515
TOTAL JUST VALUE		1,270,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,202,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122239	BATHROOM REMODEL	10,766	11/01/2012
20100851	H/AC	5,750	05/24/2010
10314	SWIM POOL	10,200	02/19/1997
10302	XFOB	5,669	02/11/1997
10175	NEW CONSTR	139,000	12/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2728/1326	7/25/2024	WD	Q	I	01	1,402,000
GRANTOR: LEIPAU MATTHEW J & EL						
GRANTEE: SOOS MICHAEL PATRIC						
2250/1336	1/24/2019	WD	Q	I	01	537,400
GRANTOR: MARTIN KIMBERLY B						
GRANTEE: LEIPAU MATTHEW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S38 FGR=[YR=1997] W11 S21 E20 N17 E3 N4 W12 $ E12 S4 W3 S18 E15 N9 E15 FOP=[YR=1997] S9 E10 N2 W2 N7 W8 $ E8 S7 E14 N35 FOP=[YR=1997] N8 W25 S8 E25 $ W25 N23 $.

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	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	810.00	SF	15.00	15.00	100	1997	1997	3	20	2,430	
6	0819	CONC 12"	0	100	0	0	55.00	SF	9.50	9.50	100	1997	1997	3	70	366	

LAND DESCRIPTION

TOTAL OB/XF 47,991

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