PT OF OUTLOT 27
IN OR 2463/1486
OUTLOTS SUB

LE-BERT GEORGE G & CAROLINA R
2062 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1600-0027-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9500 | RIVERS AND LAKES | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OAK MARSH DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 17,013 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 17,113 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 17,113 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 17,113 |
| TOTAL JUST VALUE | 17,113 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 17,467 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
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| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2463/1486 | 5/20/2021 | SW | U | I | 37 | 40,000 |
| GRANTOR: ALLEN BRUCE PORTER TR | | | | | | |
| GRANTEE: LE-BERT GEORGE G & | | | | | | |
| 2295/1546 | 7/30/2019 | WD | U | I | 11 | 100 |
| GRANTOR: PORTER ALLEN BRUCE | | | | | | |
| GRANTEE: PORTER ALLEN BRUCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0920 | CWALL-WD/M | 0 | 0 | 0 | 0 | 88.00 | LF | 390.00 | 390.00 | 100 | 2001 | 2001 | 3 | 20 | 6,864 | |
| 2 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 756.00 | SF | 40.00 | 40.00 | 100 | 2001 | 2001 | 3 | 27 | 8,165 | |
| 3 | 0311 | WD GANG WY | 0 | 0 | 0 | 0 | 20.00 | SF | 45.00 | 45.00 | 100 | 2001 | 2001 | 3 | 20 | 180 | |
| 4 | 0303 | FLT DOCK W | 0 | 0 | 20 | 10 | 200.00 | SF | 26.00 | 26.00 | 100 | 2001 | 2001 | 3 | 27 | 1,404 | |
| 5 | 0317 | DCK PLNG W | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2001 | 2001 | 3 | 20 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,013

| 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 | 009620 | C | MARSH | 0 | 0006 | R-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 100 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS