LOT 1
IN OR 2197/126
MURRAY'S TRIANGLE PB 6/31

HARMON MEGHAN A & JAMES E
95099 OELSNER DR
FERNANDINA BEACH, FL 32034

2026

44-2N-28-514M-0001-0000

BUILDING CHARACTERISTICS

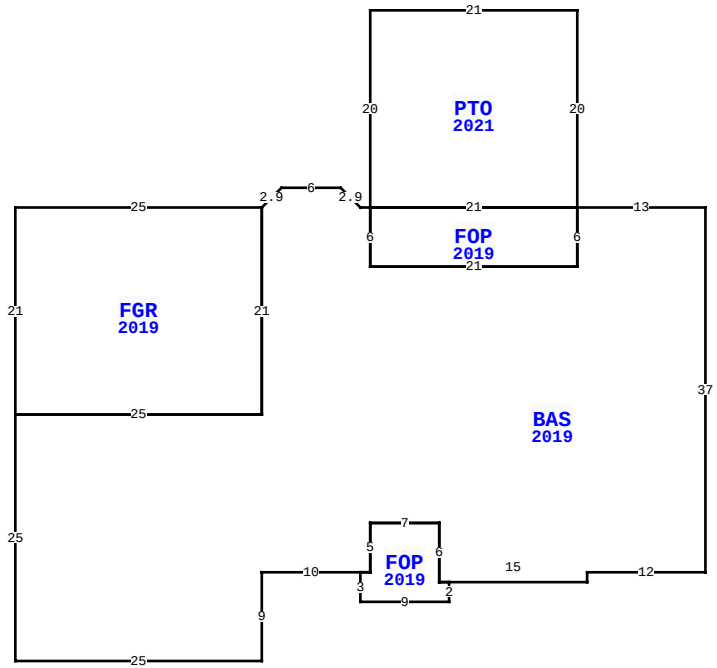
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2019	2,160	368,498
FGR	525	55	2019	289	49,304
FOP	61	30	2019	18	3,071
FOP	126	30	2019	38	6,483
PTO	420	5	2021	21	3,582
TOTALS	3,292			2,526	430,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,526	107.6160	178.64	451,245	2019	2019	0	0	0	4.50	95.50

1 SFR CUST 100% - 2020 Heated Area: 2160 HX Base Yr 2020



95099 OELSNER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		430,939
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		530,939
SOH/AGL Deduction		265,052
ASSESSED VALUE		265,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,476
TOTAL JUST VALUE		530,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805927	CO ISSUED	0	02/19/2019
B1805927	NEW CONSTR	273,972	06/11/2018
R09536	REPAIR/RRF	8,000	07/01/2006
B18223	NEW CONSTR	312,531	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0126	5/18/2018	QC	U	I	11	100
GRANTOR: HARMON MEGHAN A F/K/A						
GRANTEE: HARMON MEGHAN A & J						
2092/0298	12/23/2016	WD	Q	V	01	38,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: SMITH MEGHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W13 S6 W21 N6 W1 U2L2 W6 D2L2 S21 W25 S25 E25 N9 E10 E1 N5 E7 S6 E15 N1 E12 N37 $
FGR=[YR=2019;ORIG=-45,0] W25 S21 E25 N21 $
FOP=[YR=2019;ORIG=-13,0] W21 S6 E21 N6 $
FOP=[YR=2019;ORIG=-35,37] S3 E9 N2 W1 N6 W7 S5 W1 $
PTO=[YR=2021;ORIG=-34,0] E21 N20 W21 S20 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS