



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1,451	128,186
FGR	550	55	302	26,679
FOP	121	30	36	3,181
FSP	80	40	32	2,827

TOTALS	2,202		1,821	160,873
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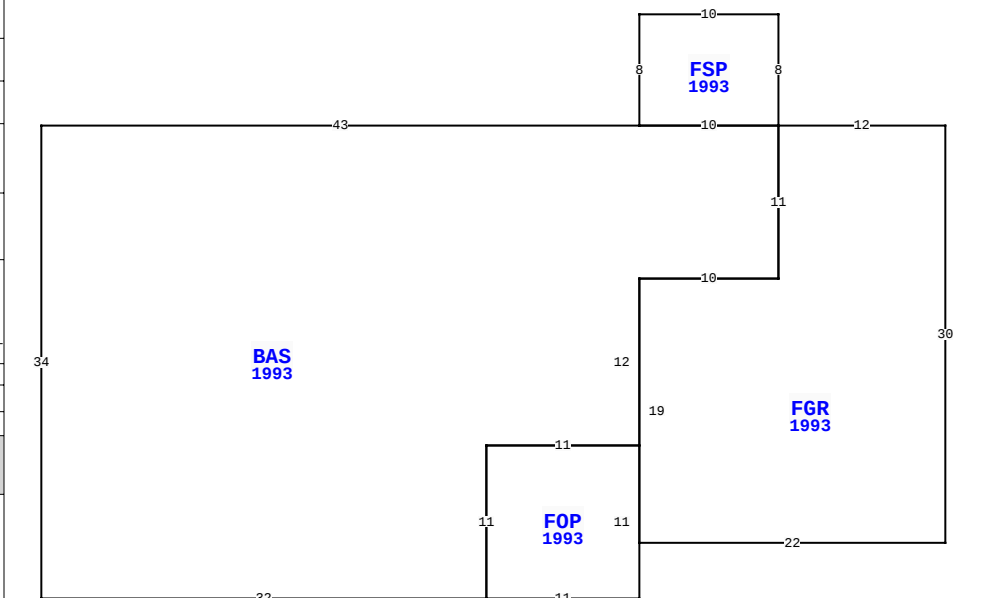
EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1983	1983	3	44	1,144	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1984	1984	3	47	367	
4	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1984	1984	3	47	1,686	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
6	1242	WD DECK A	0	100	24	15	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	100.00	172.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,821	115.5000	104.24	189,821	1983	1990		0	0	15.25	84.75	
1 SINGLE FAM - 100% - 2002 Heated Area: 1451 HX Base Yr 2002													



1458 E OAK ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		160,873	
TOTAL MARKET OB/XF VALUE		6,597	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		287,470	
SOH/AGL Deduction		156,022	
ASSESSED VALUE		131,448	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		81,448	
TOTAL JUST VALUE		287,470	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2512/0948	11/09/2021	LE	U	I	11	100	
GRANTOR: CHAUNCEY JOHN R & JUL							
GRANTEE: CHAUNCEY MARK ROBER							
1029/1299	1/07/2002	WD	U	I	21	130,000	
GRANTOR: CONN JANET EUNICE							
GRANTEE: CHAUNCEY JOHN R							

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W12 FSP=[YR=1993] N8 W10 S8 BAS=[YR=1993] W43
S34 E32 FOP=[YR=1993] E11 N11 W11 S11 \$ N11 E11 N12 E10 N11
W10 \$ E10 \$ S11 W10 S19 E22 N30 \$.