LOT 61 IN OR 775/1457
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

VADNAIS GREGORY L & CAROL A
811 OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0061-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
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	05	Quality Level 05

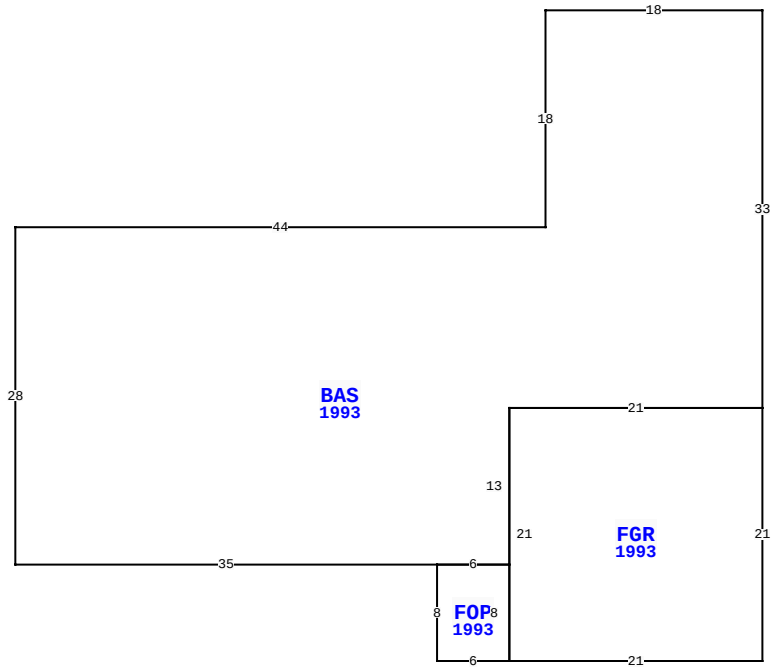
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	1,787	138,164
FGR	441	55	243	18,788
FOP	48	30	14	1,082
TOTALS	2,276		2,044	158,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	119.9000	108.21	221,181	1981	1981	0	0	0	28.55	71.45

1 SINGLE FAM – 100% - 1997 Heated Area: 1787 HX Base Yr 1997



811 OAK LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		158,034
TOTAL MARKET OB/XF VALUE		5,402
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		263,436
SOH/AGL Deduction		130,133
ASSESSED VALUE		133,303
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,303
TOTAL JUST VALUE		263,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25955	DRIVEWAY	3,900	04/01/2012
4682	NEW CONSTR	400	11/24/1987
4492	ADDITION	4,170	11/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0775/1457	10/31/1996	WD	Q	I		88,000
GRANTOR: FILLION GASTON E & LU						
GRANTEE: VADNAIS GREGORY L &						
0759/0835	5/10/1996	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FILLION GASTON E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S18 W44 S28 E35 FOP=[YR=1993] S8 E6
FGR=[YR=1993] E21 N21 W21 S21$ N8 W6$ E6 N13 E21 N33 $.

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
2	0812	CONCRETE C	0	100	0	0	816.00	SF	4.00	4.00	100	2011	2011	3	93	3,036	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
5	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	1981	1981	3	38	563	

LAND DESCRIPTION

TOTAL OB/XF 5,402

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS