LOT 62 IN OR 670/1310
& PT ABANDONED R/W RESOLUTION
91-111 OR 644/779

**HEAD DENNIS B & TINA B**
823 OAK LANE
FERNANDINA BEACH, FL 32034

# 2023

**00-00-30-0430-0062-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

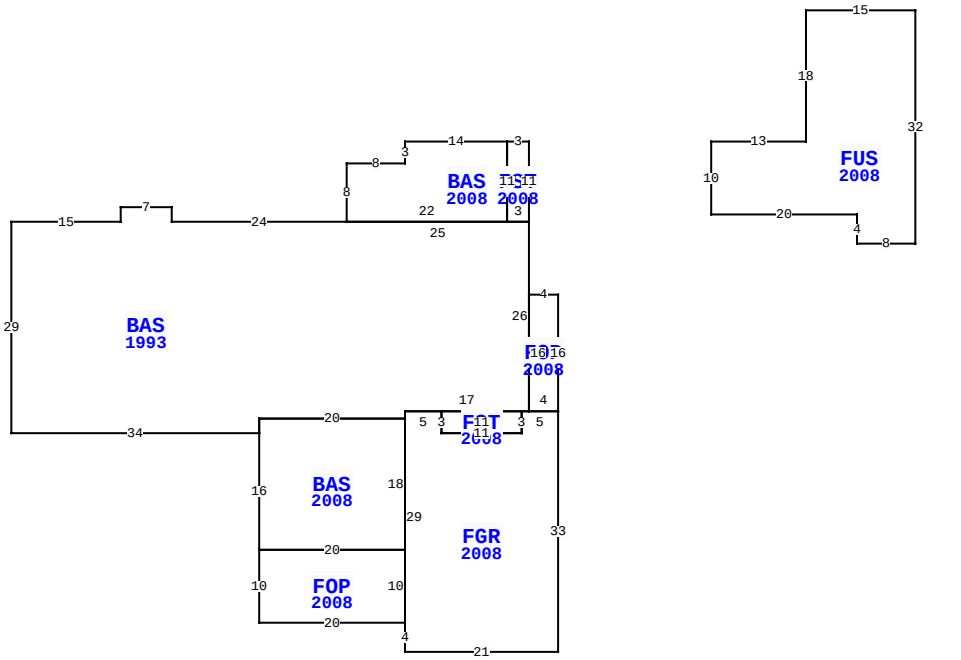
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 |
| NEIGHBORHOOD/LOC | 2029.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,982 | 100 | 1,982 | 194,883 |
| BAS | 218 | 100 | 218 | 21,435 |
| BAS | 360 | 100 | 360 | 35,398 |
| FGR | 660 | 55 | 363 | 35,692 |
| FOP | 64 | 30 | 19 | 1,868 |
| FOP | 200 | 30 | 60 | 5,900 |
| FST | 33 | 55 | 18 | 1,770 |
| FST | 33 | 55 | 18 | 1,770 |
| FUS | 582 | 100 | 582 | 57,226 |
| TOTALS | 4,132 | | 3,620 | 355,941 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,620 | 100.9800 | 119.91 | 434,074 | 1975 | 1986 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SNGL FAM – 100% - 1993 Heated Area: 3142 HX Base Yr 1993




823 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 | | 355,941 |
| TOTAL MARKET OB/XF VALUE | | 9,769 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 465,710 |
| SOH/AGL Deduction | | 286,009 |
| ASSESSED VALUE | | 179,701 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 129,701 |
| TOTAL JUST VALUE | | 465,710 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 432,741 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M12451 | TANKS/BLRS | 0 | 02/01/2007 |
| R10070 | REPAIR/RRF | 2,150 | 02/01/2007 |
| 5515 | REPAIR/RRF | 2,500 | 02/10/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0670/1310 | 11/19/1992 | WD | Q | I | | 79,000 |
| GRANTOR: SELVEY SUSAN B | | | | | | |
| GRANTEE: HEAD DENNIS & TINA | | | | | | |
| 0402/0176 | 10/01/1983 | WD | Q | I | | 72,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2008] W3 BAS=[YR=2008] W14 S3 W8 S8 BAS=[YR=1993] W24 N2 W7 S2 W15 S29 E34 BAS=[YR=2008] S16 FOP=[YR=2008] S10 E20 FGR=[YR=2008] S4 E21 N33 FOP=[YR=2008] N16 W4 S16 E4$ W5 FST=[YR=2008] W11 S3 E11 N3$ S3 W11 N3 W5 S29$ N10 W20$ E20 N18 W20 S2$ N2 E20 N1 E17 N26 W25$ E22 N11$ S11 E3 N11$ PTR=E25 FUS=[YR=2008] E13 N18 E15 S32 W8 N4 W20 N10$ W25$.

## 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 | 1975 | 1975 | 3 | 38 | 1,330 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 32 | 8 | 256.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 512 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,821.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 66 | 7,447 | |
| 4 | 0680 | POLE SHED | 0 | 100 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 40 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,769

| 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 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS