LOT 66 &
PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

ALLEMAN MARIE
857 OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

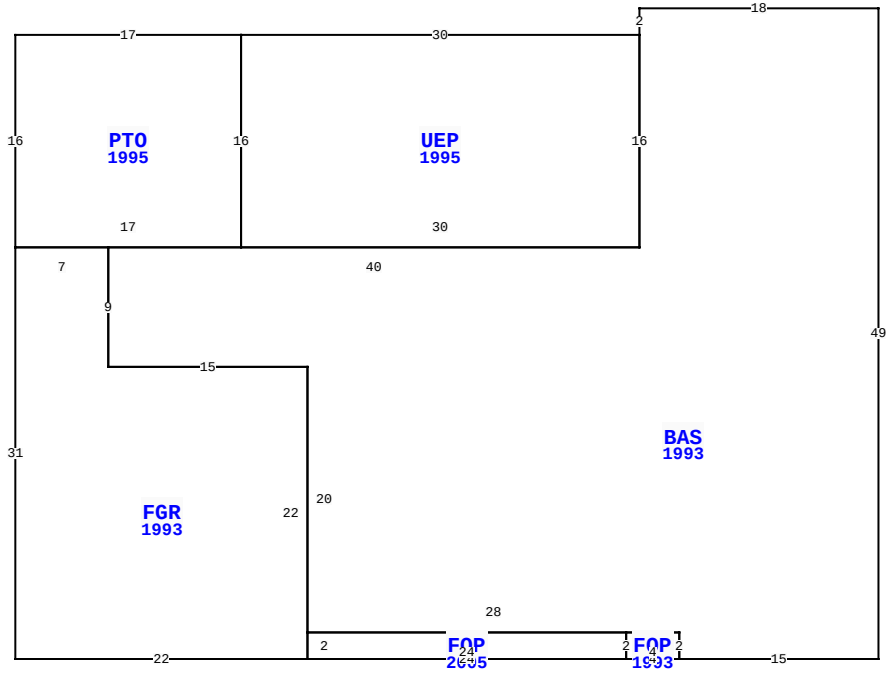
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	Quality Level 06
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	1,736	100	1,736	163,931
FGR	547	55	301	28,424
FOP	8	30	2	189
FOP	48	30	14	1,322
PTO	272	5	14	1,322
UEP	480	60	288	27,196
TOTALS	3,091		2,355	222,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,355	143.9179	129.89	305,891	1976	1985	0	0	0	27.30	72.70

1 SINGLE FAM – 100% - 2012 Heated Area: 1736 HX Base Yr 2012



857 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		222,383
TOTAL MARKET OB/XF VALUE		1,954
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		324,337
SOH/AGL Deduction		176,923
ASSESSED VALUE		147,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,414
TOTAL JUST VALUE		324,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501774	REMODEL	4,379	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/0866	8/26/2011	WD	U	I	37	157,900
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: ALLEMAN MARIE						
1725/1319	2/17/2011	WD	U	I	37	190,500
GRANTOR: DAVIS RACHEL G & ROBE						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S2 UEP=[YR=1995] W30 PTO=[YR=1995] W17 S16 FGR=[YR=1993] S31 E22FOP=[YR=2005] E24 FOP=[YR=1993] E4 N2 W4 S2 $ N2 W24 S2 $ N22 W15 N9 W7$ E17 N16$ S16 E30 N16$ S16 W40 S9 E15 S20 E28 S2 E15 N49 $.

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	0811	CONCRETE B	0	100	0	0	1,182.00	SF	5.20	5.20	100	1976	1976	3	28	1,721	
2	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	1976	1976	3	28	233	

LAND DESCRIPTION

TOTAL OB/XF 1,954

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 05/25/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS