LOTS 69 & 70
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

SWINDLE SUMMER
879 OAK LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

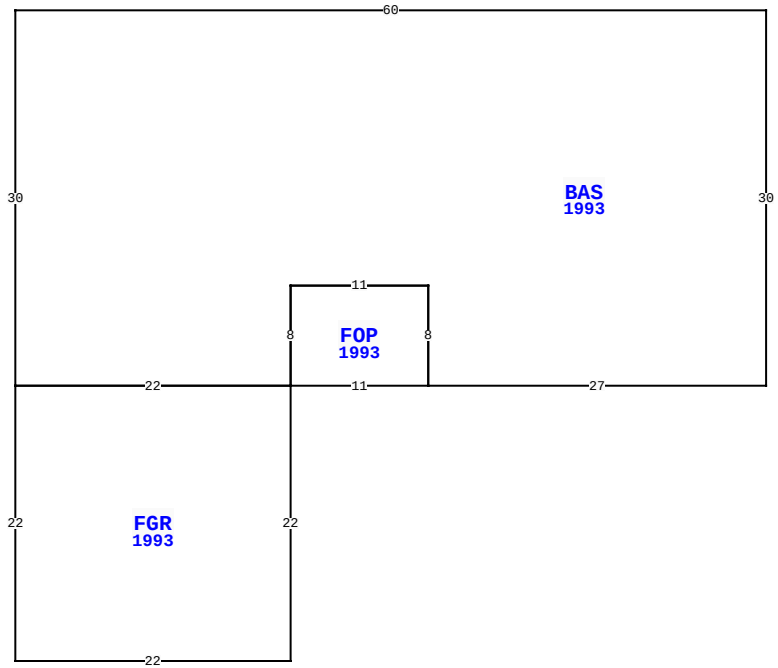
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
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	1,712	100	1,712	190,217
FGR	484	55	266	29,555
FOP	88	30	26	2,889
TOTALS	2,284		2,004	222,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	113.3958	134.66	269,859	1975	1985	0	0	0	17.49	82.51

1 SNGL FAM – 100% - 2023 Heated Area: 1712 HX Base Yr 2023



879 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		222,661
TOTAL MARKET OB/XF VALUE		5,375
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		378,036
SOH/AGL Deduction		0
ASSESSED VALUE		378,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,036
TOTAL JUST VALUE		378,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4839	REPAIR/RRF	3,600	04/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0617	10/12/2022	PR	U	I	19	455,000
GRANTOR: WAYNNE KIM M & MARK J						
GRANTEE: SWINDLE SUMMER						
0971/0325	2/15/2001	QC	U	I	01	100
GRANTOR: CHOSNEY JOSEPH S						
GRANTEE: CHOSNEY MARY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S30 FGR=[YR=1993] S22 E22 N22W22$ E22
FOP=[YR=1993] E11 N8 W11 S8$ N8 E11 S8 E27 N30$.

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	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50	6.50	100	1980	1980	3	35	701	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0802	ASPHALT B	0	100	0	0	600.00	SF	2.40	2.40	100	1980	1980	3	50	720	
4	0861	POOL GUNIT	0	100	0	0	720.00	SF	8.50	8.50	100	1980	1980	3	20	1,224	
5	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	100	1980	1980	3	35	1,015	

LAND DESCRIPTION

TOTAL OB/XF 5,375

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	2.00	LT		1.00	1.00	0.75	100,000.00	75,000.00	150,000							

REVIEW DATE 08/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS