

LOT 77
IN OR 533 PG 849
OAKVIEW SUB PB 4/51

PRICE CHARLENE C
842 OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

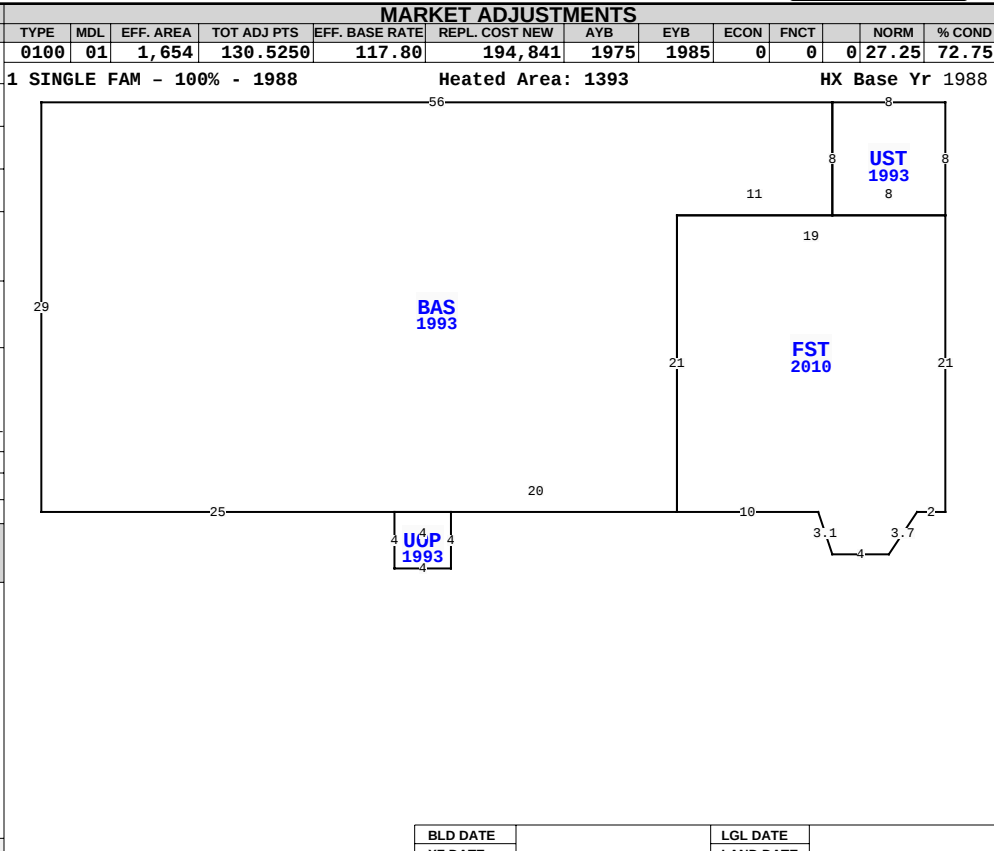
MAP NUM	MKT AREA	02
---------	----------	----

NEIGHBORHOOD/LOC	2029.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	119,379
FST	416	55	229	19,625
UOP	16	20	3	257
UST	64	45	29	2,485
TOTALS	1,889		1,654	141,747

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	1,170.00	SF	5.20	5.20	
3	1242	WD DECK A	0	100	34	14	476.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

TOTAL OB/XF											
4,744											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		141,747	
TOTAL MARKET OB/XF VALUE		4,744	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		246,491	
SOH/AGL Deduction		145,589	
ASSESSED VALUE		100,902	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		45,902	
TOTAL JUST VALUE		246,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0533/0849	12/22/1987	WD	Q	I		70,000	
GRANTOR: HATTON THOMAS EDWARD							
GRANTEE: PRICE JAMES & C C							
0276/0099	9/01/1978	WD	Q	I		33,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S29 E25 UOP=[YR=1993] S4 E4 N4W4\$ E20											
FST=[YR=2010] E10 D3 R1 E4 U3 R2 E2 N21 UST=[YR=1993] N8											
W8 S8E8\$ W19S21\$ N21 E11 N8\$.											