

LOT 78
IN OR 1337/600 & OR 1796/808
OAKVIEW SUB PB 4/51

BROWN STANFORD C
838 OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	2029.00
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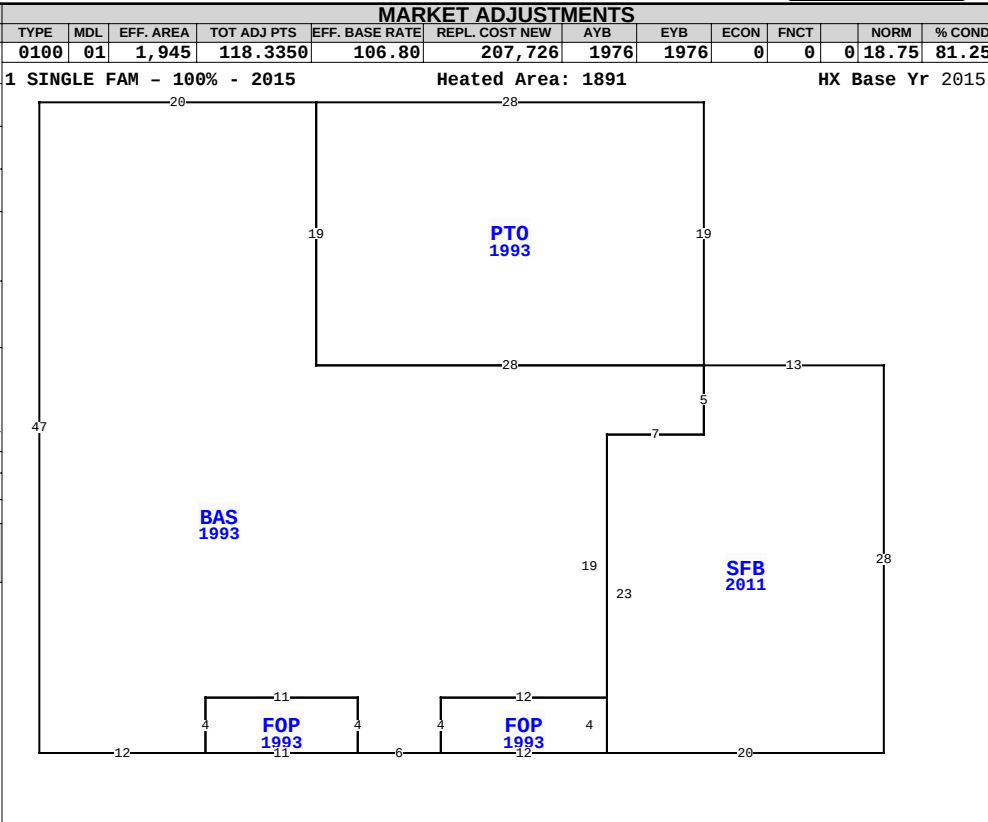
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100	1,471	127,646
FOP	44	30	13	1,128
FOP	48	30	14	1,215
PTO	532	5	27	2,343
SFB	525	80	420	36,446

TOTALS	2,620		1,945	168,777
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	57	16	912.00	SF	5.20	5.20	100	1976
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976
3	0810	CONCRETE A	0 100	0	0	44.00	SF	6.50	6.50	100	1976
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2000

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

REVIEW DATE	08/10/2017	BY	DJX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
838 OAK LN, FERNANDINA BEACH											

TOTAL OB/XF											
3,672											

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	168,777		
TOTAL MARKET OB/XF VALUE	3,672		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	272,449		
SOH/AGL Deduction	120,737		
ASSESSED VALUE	151,712		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	101,712		
TOTAL JUST VALUE	272,449		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	248,254		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313586	REPAIR/RRF	8,640	08/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1796/0808	6/04/2012	QC	U	I	11
GRANTOR: BROWN STANFORD C & BA					SALE PRICE
GRANTEE: BROWN STANFORD C					100
1337/0600	7/29/2005	WD	Q	I	184,000
GRANTOR: CARTER AUBREY CLAYTON					
GRANTEE: BROWN STANFORD C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2011] W13 PTO=[YR=1993] N19 W28 S19 E28 \$											
BAS=[YR=1993] W28 N19 W20 S47 E12 FOP=[YR=1993] E11 N4 W11 S4											
\$ N4 E11 S4 E6 FOP=[YR=1993] E12 N4 W12 S4 \$ N4 E12 N19 E7 N5											
\$ S5 W7 S23 E20 N28 \$.											