LOT 79
IN OR 1507/1655 & OR 1758/700
OAKVIEW SUB PB 4/51

VASILYEVA NATALYA & VYACHESLAV
826 OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

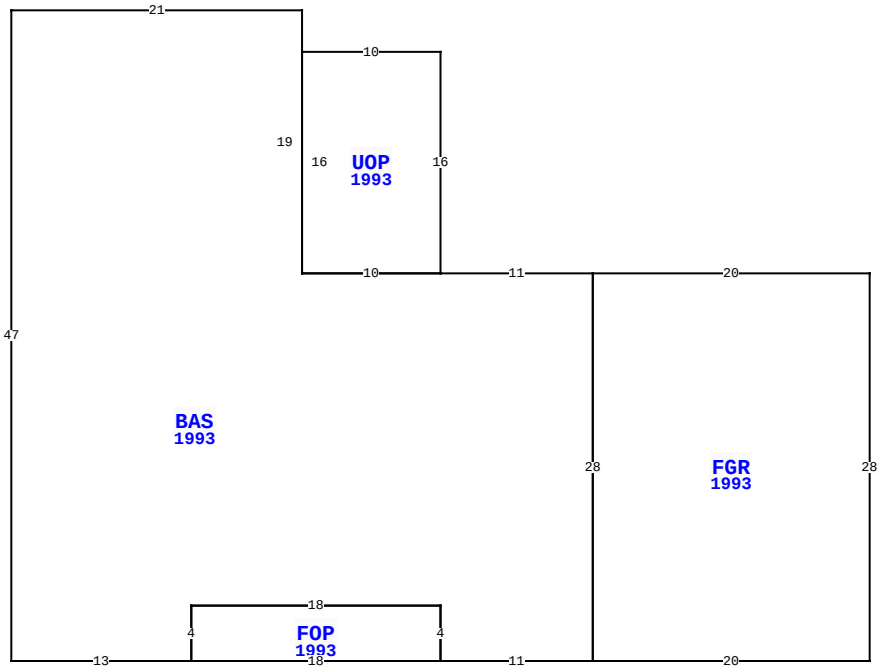
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1,503	130,795
FGR	560	55	308	26,803
FOP	72	30	22	1,915
UOP	160	20	32	2,785
TOTALS	2,295		1,865	162,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	139.7480	126.12	235,214	1975	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1503 HX Base Yr 2009



826 OAK LN, FERNANDINA BEACH

BLD DATE	04/09/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		162,298
TOTAL MARKET OB/XF VALUE		6,936
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		269,234
SOH/AGL Deduction		144,987
ASSESSED VALUE		124,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,247
TOTAL JUST VALUE		269,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632684	PORCH	0	07/19/2016
B0618201	REPAIR/RRF	897	10/31/2006
P993640	REMODEL	0	10/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/0700	8/26/2011	WD	U	I	11	100
GRANTOR: PARSONS YULIVA V						
GRANTEE: VASILYEVA NATALYA &						
1753/1867	8/26/2011	WD	U	I	30	130,000
GRANTOR: PARSONS YULIYA V						
GRANTEE: VASILYEVA NATALYA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] N16 W10 S16 E10$ W10 N19 W21 S47 E13 FOP=[YR=1993] E18 N4 W18S4$ N4 E18 S4 E11 FGR=[YR=1993] E20 N28 W20S28$ N28$.

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	1,080.00	SF	5.20	5.20	100	2016	2016	3	97	5,448	
2	0810	CONCRETE A	0	100	0	0	236.00	SF	6.50	6.50	100	2016	2016	3	97	1,488	

LAND DESCRIPTION

TOTAL OB/XF 6,936

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 06/08/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS