LOT 80
IN OR 846/1481
OAKVIEW SUB PB 4/51

DOUGLAS DEREK J
814 OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0430-0080-0000

NASSAU COUNTY PROPERTY

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 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

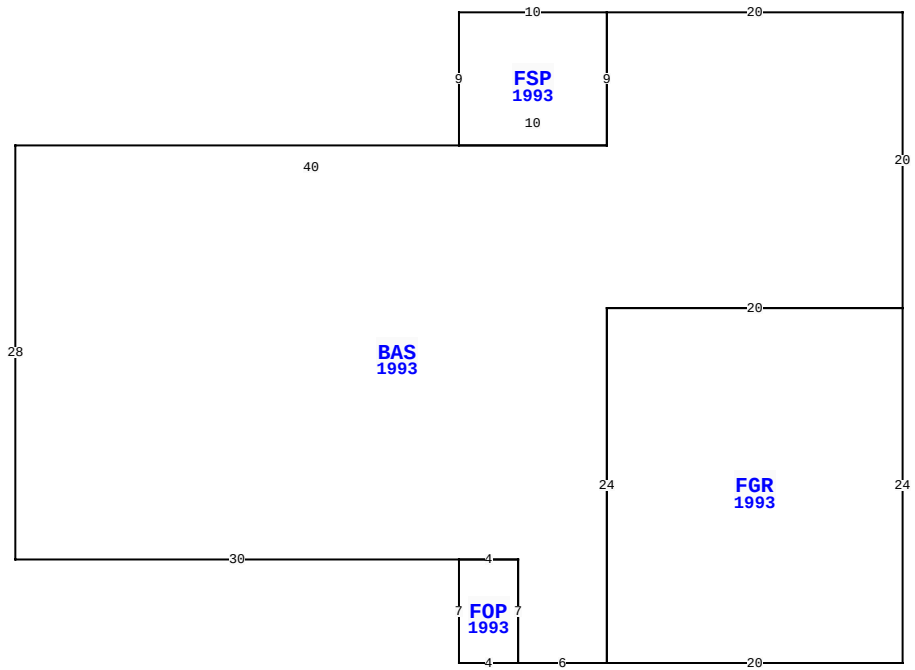
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	141,804
FGR	480	55	264	23,967
FOP	28	30	8	726
FSP	90	40	36	3,268
TOTALS	2,160		1,870	169,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	123.0500	111.05	207,664	1978	1978	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1562 HX Base Yr 2000



814 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		169,765
TOTAL MARKET OB/XF VALUE		3,072
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		272,837
SOH/AGL Deduction		149,116
ASSESSED VALUE		123,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,721
TOTAL JUST VALUE		272,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4032	N/A	2,780	04/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0846/1481	8/28/1998	WD	Q	I		110,000
GRANTOR: KELLEY MARY JO						
GRANTEE: DOUGLAS DEREK J						
0782/0599	1/16/1997	WD	U	I	06	26,000
GRANTOR: KELLEY EDWARD L						
GRANTEE: KELLEY MARY JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] W10 S9 E10 N9$ S9 W40 S28 E30 FOP=[YR=1993] S7 E4 N7W4$ E4 S7 E6 FGR=[YR=1993] E20 N24 W20S24$ N24 E20 N20$.

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	576.00	SF	5.20	5.20	100	1980	1980	3	35	1,048	
2	0811	CONCRETE B	0	100	0	0	170.00	SF	5.20	5.20	100	1980	1980	3	35	309	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 3,072

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 08/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS