LOT 1
IN OR 1801/1026
OCEAN FOREST PB 5/124

HOWER CRAIG A & HOPE MARIE
4848 OCEAN FOREST LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

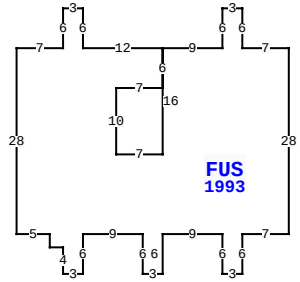
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

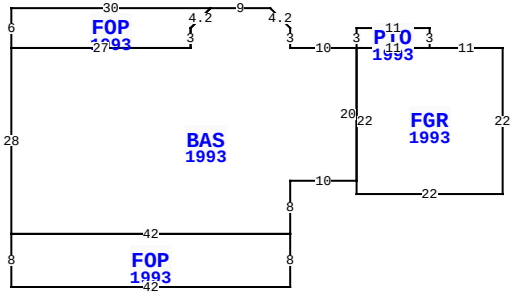
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100	1,457	162,279
FGR	484	55	266	29,627
FOP	167	30	50	5,569
FOP	336	30	101	11,250
FUS	1,172	100	1,172	130,536
PTO	33	5	2	223
TOTALS	3,649		3,048	339,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,048	109.0614	129.51	394,746	1993	1993	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2013 Heated Area: 2629 HX Base Yr 2013





4848 OCEAN FOREST LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		339,482
TOTAL MARKET OB/XF VALUE		23,081
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		637,563
SOH/AGL Deduction		242,655
ASSESSED VALUE		394,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,908
TOTAL JUST VALUE		637,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213152	ROOF	9,900	10/01/2012
00171	NEW CONSTR	134,800	05/18/1993
B9300171	NEW CONSTR	149,610	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1801/1026	7/06/2012	WD	Q	I	02	350,000
GRANTOR: ROSE RICHARD R & STAC						
GRANTEE: HOWER CRAIG A & HOP						
0678/0826	4/06/1993	WD	Q	V		43,000
GRANTOR: SIMMONS RALPH & LOU						
GRANTEE: ROSE RICHARD &STACE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 PTO=[YR=1993] N3 W11 S3 BAS=[YR=1993] W10 N3 L3 U3 W9 FOP=[YR=1993] W30 S6 E27 N3 U3 R3 $ D3 L3 S3 W27 S28 FOP=[YR=1993] S8 E42 N8 W42$ E42 N8 E10 N20$ E11$ W11 S22 E22 N22$ PTR= N50 FUS=[YR=1993] N6 W12 N6 W3 S6 W7 S28 E5 S2 E2 S4 E3 N6 E9 S6 E3 N6 E9 S6 E3 N6 E7 N28 W7 N6 W3 S6 W9 S16 W7 N10 E7 $ S50 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	2,096.00	SF	4.00	4.00	100	1993	1993	3	68	5,701	
3	1076	TRELLIS A	0	100	14	14	196.00	SF	7.50	7.50	100	2000	2000	3	27	397	
4	0825	BRICK	0	100	0	0	1,316.00	SF	12.50	12.50	100	2000	2000	3	94	15,463	

LAND DESCRIPTION

TOTAL OB/XF 23,081

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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 02/09/2016 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS