

LOT 3
IN OR 1734/1241
OCEAN FOREST PB 5/124

BANDELIN DAVID E/RYBAK MARYANNE
4857 OCEAN FOREST LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 80	0900	01	2,610	113.8032	135.14	352,715	1993	1993	0	0	0	14.45	85.55	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 100% - 0													Heated Area: 2114									
Roof Structur	03	GABLE/HIP 100														HX Base Yr									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
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																							
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	2,114	100	2,114	244,404																					
FGR	540	55	297	34,337																					
FOP	35	30	10	1,156																					
FOP	224	30	67	7,746																					
FSP	280	40	112	12,949																					
PTO	30	5	2	231																					
PTO	170	5	8	925																					
TOTALS	3,393		2,610	301,748																					
EXTRA FEATURES					4857 OCEAN FOREST LN, FERNANDINA BEACH																				
L N	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	0812	CONCRETE C	0	100	0	0	1,729.00	SF	4.00	4.00	100	1993	1993	3	68	4,703									
2	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1993	1993	3	68	155									
TOTAL OB/XF 4,858																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500								
REVIEW DATE 02/09/2016 BY DJ																									
Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area calculations.

Heated Area: 2114

Basement (BAS) 1993

First Floor (F1) 1993

Second Floor (F2) 1993

Third Floor (F3) 1993

Fourth Floor (F4) 1993

Fifth Floor (F5) 1993

Sixth Floor (F6) 1993

Seventh Floor (F7) 1993

Eighth Floor (F8) 1993

Ninth Floor (F9) 1993

Tenth Floor (F10) 1993

Eleventh Floor (F11) 1993

Twelfth Floor (F12) 1993

Thirteenth Floor (F13) 1993

Fourteenth Floor (F14) 1993

Fifteenth Floor (F15) 1993

Sixteenth Floor (F16) 1993

Seventeenth Floor (F17) 1993

Eighteenth Floor (F18) 1993

Nineteenth Floor (F19) 1993

Twentieth Floor (F20) 1993

Twenty-first Floor (F21) 1993

Twenty-second Floor (F22) 1993

Twenty-third Floor (F23) 1993

Twenty-fourth Floor (F24) 1993

Twenty-fifth Floor (F25) 1993

Twenty-sixth Floor (F26) 1993

Twenty-seventh Floor (F27) 1993

Twenty-eighth Floor (F28) 1993

Twenty-ninth Floor (F29) 1993

Thirtieth Floor (F30) 1993

Thirty-first Floor (F31) 1993

Thirty-second Floor (F32) 1993

Thirty-third Floor (F33) 1993

Thirty-fourth Floor (F34) 1993

Thirty-fifth Floor (F35) 1993

Thirty-sixth Floor (F36) 1993

Thirty-seventh Floor (F37) 1993

Thirty-eighth Floor (F38) 1993

Thirty-ninth Floor (F39) 1993

Fortieth Floor (F40) 1993

Forty-first Floor (F41) 1993

Forty-second Floor (F42) 1993

Forty-third Floor (F43) 1993

Forty-fourth Floor (F44) 1993

Forty-fifth Floor (F45) 1993

Forty-sixth Floor (F46) 1993

Forty-seventh Floor (F47) 1993

Forty-eighth Floor (F48) 1993

Forty-ninth Floor (F49) 1993

Fiftieth Floor (F50) 1993

Fifty-first Floor (F51) 1993

Fifty-second Floor (F52) 1993

Fifty-third Floor (F53) 1993

Fifty-fourth Floor (F54) 1993

Fifty-fifth Floor (F55) 1993

Fifty-sixth Floor (F56) 1993

Fifty-seventh Floor (F57) 1993

Fifty-eighth Floor (F58) 1993

Fifty-ninth Floor (F59) 1993

Sixtieth Floor (F60) 1993

Sixty-first Floor (F61) 1993

Sixty-second Floor (F62) 1993

Sixty-third Floor (F63) 1993

Sixty-fourth Floor (F64) 1993

Sixty-fifth Floor (F65) 1993

Sixty-sixth Floor (F66) 1993

Sixty-seventh Floor (F67) 1993

Sixty-eighth Floor (F68) 1993

Sixty-ninth Floor (F69) 1993

Seventieth Floor (F70) 1993

Seventy-first Floor (F71) 1993

Seventy-second Floor (F72) 1993

Seventy-third Floor (F73) 1993

Seventy-fourth Floor (F74) 1993

Seventy-fifth Floor (F75) 1993

Seventy-sixth Floor (F76) 1993

Seventy-seventh Floor (F77) 1993

Seventy-eighth Floor (F78) 1993

Seventy-ninth Floor (F79) 1993

Eightieth Floor (F80) 1993

Eighty-first Floor (F81) 1993

Eighty-second Floor (F82) 1993

Eighty-third Floor (F83) 1993

Eighty-fourth Floor (F84) 1993

Eighty-fifth Floor (F85) 1993

Eighty-sixth Floor (F86) 1993

Eighty-seventh Floor (F87) 1993

Eighty-eighth Floor (F88) 1993

Eighty-ninth Floor (F89) 1993

Ninetieth Floor (F90) 1993

Ninety-first Floor (F91) 1993

Ninety-second Floor (F92) 1993

Ninety-third Floor (F93) 1993

Ninety-fourth Floor (F94) 1993

Ninety-fifth Floor (F95) 1993

Ninety-sixth Floor (F96) 1993

Ninety-seventh Floor (F97) 1993

Ninety-eighth Floor (F98) 1993

Ninety-ninth Floor (F99) 1993

One hundredth Floor (F100) 1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1734/1241	4/04/2011	QC	U	I	11	100

GRANTOR: BANDELIN DAVID E

GRANTEE: BANDELIN DAVID E &

1182/0382	10/21/2003	QC	U	I	07	100
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GRANTOR: BANDELIN DAVID B

GRANTEE: BANDELIN DAVID E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=2010] N10 W28 PTO=[YR=2010] W17 S10 E17 N10\$ S10 FOP=[YR=1993] S8E28 N8 W28\$ E28\$S8 W28 N8 W17S41 E16 FOP=[YR=1993] S1 E7 N5 W7 S4\$ N4E7 S4 E13 FGR=[YR=1993] S24 E22 N15 PTO=[YR=1993] E3 N10 W3 S10\$ N9 W7 N2 W6 S2 W9\$ E9 N2 E6 S2 E7 N41\$.