

LOT 4
IN OR 2010/1951
OCEAN FOREST PB 5/124

SEABERT SALLY A IRREVOC TRUST/SEABERT ANTHONY JAME
1641 OCEAN FORREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	2.5	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
------------------	---------

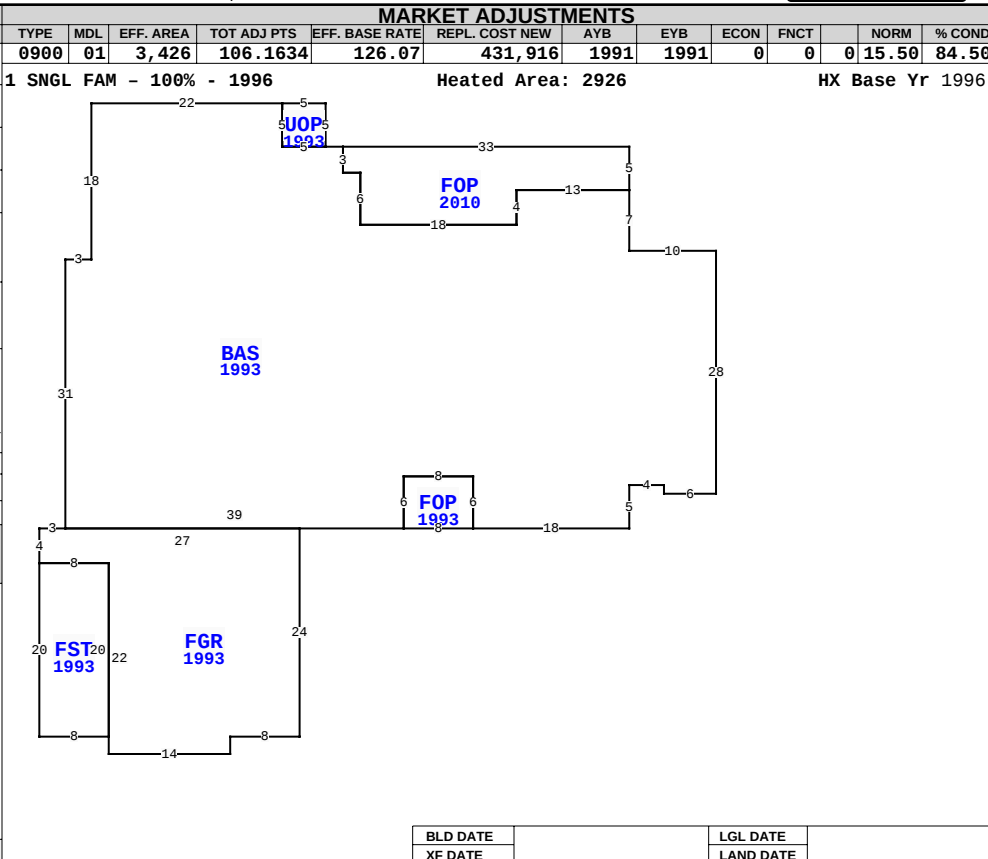
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2,926	311,704
FGR	588	55	323	34,409
FOP	48	30	14	1,491
FOP	233	30	70	7,457
FST	160	55	88	9,374
UOP	25	20	5	532

TOTALS	3,980		3,426	364,969
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,719.00	SF 4.00	4.00
3	1242	WD DECK A	0	100	5	5	25.00	SF 10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00

REVIEW DATE	02/09/2016	BY	DJ
-------------	------------	----	----



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,719.00	SF 4.00	4.00
3	1242	WD DECK A	0	100	5	5	25.00	SF 10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,719.00	SF 4.00	4.00
3	1242	WD DECK A	0	100	5	5	25.00	SF 10.00	10.00

REVIEW DATE	02/09/2016	BY	DJ
-------------	------------	----	----

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		364,969	
TOTAL MARKET OB/XF VALUE		12,091	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		639,560	
SOH/AGL Deduction		343,841	
ASSESSED VALUE		295,719	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		245,719	
TOTAL JUST VALUE		639,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226374	GAR DR	1,200	08/01/2012
6725	NEW CONSTR	18,400	09/21/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2010/1951	8/10/2015	WD U	I	I	11
GRANTOR: SEABERT SALLY ANN & A					SALE PRICE
GRANTEE: SEABERT SALLY ANN I					100
1854/0719	4/30/2013	WD U	I	I	30
GRANTOR: SEABERT SALLY A & GAR					136,000
GRANTEE: SEABERT SALLY A & A					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 N7 FOP=[YR=2010] N5 W33 S3 E2 S6 E18 N4 E13\$ W13 S4 W18 N6 W2 N3 W2 UOP=[YR=1993] N5 W5 S5 E5\$ W5 N5 W22 S18 W3 S31 FGR=[YR=1993] W3 S4 FST=[YR=1993] S20 E8 N20 W8\$ E8 S22 E14 N2 E8 N24 W27\$ E39 FOP=[YR=1993] E8 N6 W8 S6\$ N6 E8 S6 E18 N5 E4 S1 E6 N28\$.									