

LOT 5
IN OR 601 PG 598
OCEAN FOREST PB 5/124

MISCHLEY WALTER A & DEBORAH L
1637 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0005-0000



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	PAGE 1 of 1 8													
Exterior Wall	12	CEDAR 100	0900	01	3,239	110.6070	131.35	425,443	1987	1993	0	0	14.50	85.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1991													Heated Area: 2686												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1991												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories		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	2,344	100	2,344	263,241																								
BAS	342	100	342	38,408																								
FEP	209	80	167	18,754																								
FGR	484	55	266	29,873																								
FOP	96	30	29	3,257																								
FST	28	55	15	1,684																								
USP	252	30	76	8,535																								
TOTALS			3,755	3,239	363,754																							
EXTRA FEATURES			1637 OCEAN FOREST DR, 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	0820	WOOD WALK	0	100	0	0	264.00	SF	11.75	11.75	100	1990	1990	3	40	1,241												
2	0811	CONCRETE B	0	100	0	0	977.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,769												
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280												
4	0820	WOOD WALK	0	100	0	0	547.00	SF	11.75	11.75	100	2000	2000	3	40	2,571												
5	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	2000	2000	3	20	780												
6	0830	FLAGSTONE	0	100	0	0	253.00	SF	12.00	12.00	100	2000	2000	3	80	2,429												
7	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	2000	2000	3	80	3,311												
TOTAL OB/XF 14,381																												
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																												

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0601/0598	7/05/1990	WD Q	Q	I		177,700

GRANTOR: GRIFFIN RANSOM & M J

GRANTEE: MISCHLEY WALTER & D

0518/0077	5/19/1987	WD Q	Q	V		20,000
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GRANTOR: OCEAN FOREST PTNSP

GRANTEE: GRIFFIN RANSOM & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S2 W14 USP=[YR=2007] N11 W12 S6

FEP=[YR=2007] W19 S8 BAS=[YR=1998] W18S19 E18 N19 \$ S3 E19

N11\$ S15 E12 N10\$ S10 W12 N4 W19 S16 W18 S20 E7 S14 E2 S1 E9

N1 E2 N8 FOP=[YR=1993] E16 N6 W16 S6 \$ N6 E16 S7 E2 S1 E8 N1

E3 N9 E7 FGR=[YR=1993] E22 N22 FST=[YR=1993] N7 W4 S7 E4 \$

W22 S22 \$ N22 E18 N20 \$.