

LOT 6
IN OR 1507/1977
OCEAN FOREST PB 5/124

MEE PAUL V
1635 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	16	WD FR STUC 100	0900	01	3,048	109.6410	130.20	396,850	1994	1994	0	0	0	14.00	86.00																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001										Heated Area: 2604										HX Base Yr 2001									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 80																														
Interior Wall	08	DECORATIVE 20																														
Interior Floo	12	HARDWOOD 70																														
Interior Floo	14	CARPET 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	2,218	100	2,218	248,354																												
FGR	606	55	333	37,287																												
FOP	62	30	19	2,128																												
FOP	306	30	92	10,301																												
FUS	386	100	386	43,221																												
TOTALS			3,578	3,048	341,291																											
EXTRA FEATURES			1635 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540																
2	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00	100	1994	1994	3	70	3,811																
3	0855	CONC PAVER	0	100	0	0	184.00	SF	7.00	7.00	100	2012	2012	3	94	1,211																
4	1242	WD DECK A	0	100	0	0	528.00	SF	10.00	10.00	100	2005	2005	3	27	1,426																
5	0820	WOOD WALK	0	100	0	0	46.00	SF	11.75	11.75	100	2005	2005	3	40	216																
LAND DESCRIPTION			TOTAL OB/XF 8,204																													
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	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	1.05	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																																