

LOT 7
IN OR 796/1463
OCEAN FOREST PB 5/124

ROUSE DAVID & PHYLLIS J
1633 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	14	WD SHINGLE 100								0900	01	4,189	102.5640	121.79		510,178	2000	2000	0	0	0	11.00	89.00	VALUATION BY																									
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2008										Heated Area: 3580										HX Base Yr 2008										STANDARD									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8										Tax Dist:																			
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										454,058																			
Interior Floo	12	HARDWOOD 60																		TOTAL MARKET OB/XF VALUE										11,475																			
Interior Floo	14	CARPET 40																		TOTAL LAND VALUE - MARKET										262,500																			
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										728,033																			
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										321,672																			
Bedrooms		4 100																		ASSESSED VALUE										406,361																			
Bathrooms		2.5 100																		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										356,361																			
Stories	2.	2. 100																		TOTAL JUST VALUE										728,033																			
Units	0	0 100																		NCON VALUE										0																			
Occupancy	00	NONE 100																		INCOME VALUE																													
																						PREVIOUS YEAR MKT VALUE										659,073																	