

LOT 8
IN OR 1892/110
OCEAN FOREST PB 5/124

BROWN BRENDA S REVOC TRUST/BROWN BRENDA S TRUSTEE
1631 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0008-0000



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													
Exterior Wall	16	WD FR STUC 100	0900	01	4,111	102.4716	121.69	500,268	1994	1994	0	0	0	14.00	86.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1996														Heated Area: 3556											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1996											
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		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	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	3,162	100	3,162	330,914																								
FGR	809	55	445	46,571																								
FOP	56	30	17	1,779																								
FOP	288	30	86	9,000																								
FST	12	55	7	733																								
FUS	394	100	394	41,234																								
TOTALS			4,721	4,111	430,230																							
EXTRA FEATURES			1631 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	1,414.00	SF	4.00	4.00	100	1994	1994	3	70	3,959													
3	0810	CONCRETE A	0 100	0	0	28.00	SF	6.50	6.50	100	1994	1994	3	70	127													
4	0825	BRICK	0 100	0	0	110.00	SF	12.50	12.50	100	1994	1994	3	91	1,251													
5	0810	CONCRETE A	0 100	4	3	12.00	SF	6.50	6.50	100	1994	1994	3	70	55													
6	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1994	1994	3	70	73													
TOTAL OB/XF 7,005																												
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	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 02/10/2016 BY DJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS																												