

LOT 9 IN OR 2230/647
OCEAN FOREST PB 5/124

WHITE LEON M III & JEAN T
1625 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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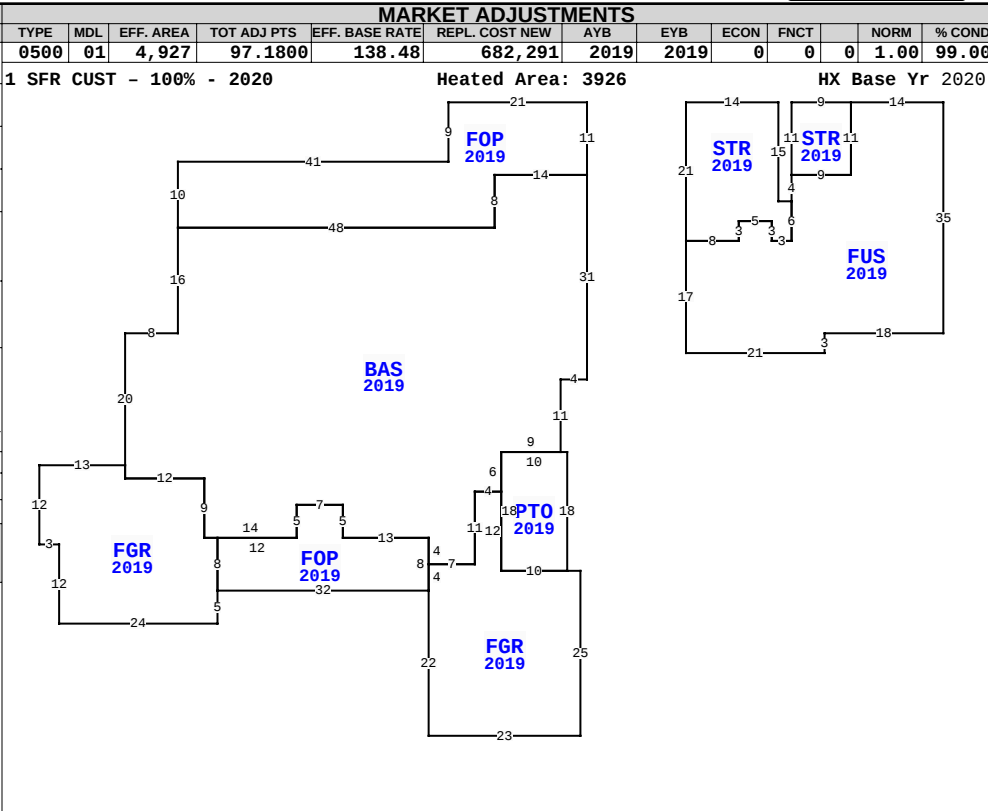
NEIGHBORHOOD/LOC	3033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,918	100	2,918	400,044
FGR	566	55	311	42,636
FGR	630	55	346	47,435
FOP	291	30	87	11,928
FOP	697	30	209	28,653
FUS	1,008	100	1,008	138,192
PTO	180	5	9	1,234
STR	99	10	10	1,371
STR	291	10	29	3,976

TOTALS	6,680		4,927	675,468
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	0	1,677.00	SF 10.00
2	0861	POOL GUNIT	0	100	0	0	0	514.00	SF 85.00
3	0911	SCRN RM A	0	100	0	0	0	1,320.00	SF 17.50
4	0855	CONC PAVER	0	100	0	0	0	806.00	SF 20.00
5	0871	POOL HTR R	0	100	0	0	0	1.00	UT 2,000.00
6	0600	SUMMER KIT	0	100	0	0	0	1.00	UT 5,000.00

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



1625 OCEAN FOREST DR, FERNANDINA BEACH					BLD DATE						LGL DATE		
					XF DATE						LAND DATE		
					INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,677.00	SF	10.00	10.00	100	2019	2019	3	99	16,602				
514.00	SF	85.00	85.00	100	2019	2019	3	93	40,632				
1,320.00	SF	17.50	17.50	100	2019	2019	3	90	20,790				
806.00	SF	20.00	20.00	100	2019	2019	3	99	15,959				
1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800				
1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500				

TOTAL OB/XF										100,283	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					675,468				
TOTAL MARKET OB/XF VALUE					100,283				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					1,050,751				
SOH/AGL Deduction					244,437				
ASSESSED VALUE					806,314				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					756,314				
TOTAL JUST VALUE					1,050,751				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					923,302				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008806	CO ISSUED	0	08/16/2019
19006079	SCRNENCL	12,568	07/01/2019
B1904127	SWIM POOL	96,230	04/24/2019
B1812335	NEW CONSTR	545,617	12/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0647	10/11/2018	WD	Q	V	02	175,000
GRANTOR: GWENDOLYN M WHITE REV						
GRANTEE: WHITE LEON M III &						
1191/1053	11/26/2003	WD	U	V	01	100
GRANTOR: WHITE GWENDOLYN M						
GRANTEE: WHITE GWENDOLYN M T						

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2019] W21 S9 W41 S10 BAS=[YR=2019] S16 W8 S20									
FGR=[YR=2019] W13 S12 E3 S12 E24 N5 FOP=[YR=2019] E32									
FGR=[YR=2019] S22 E23 N25 W2 PTO=[YR=2019] N18 W10 S18 E10\$									
W10 N12 W4 S11 W7 S4\$ N8 W13 N5 W7 S5 W12 S8\$ N8 W2 N9 W12									
N2\$ S2 E12 S9 E14 N5 E7 S5 E13 S4 E7 N11 E4 N6 E9 N11 E4 N31									
W14 S8 W48\$ E48 N8 E14 N11\$ PTR=E15 STR=[YR=2019] E14 S15 E2									
FUS=[YR=2019] N4 STR=[YR=2019] N11 E9 S11 W9\$ E9 N11 E14 S35									
W18 S3 W21 N17 E8 N3 E5 S3 E3 N6\$ S6 W3 N3 W5 S3 W8 N21\$									
W15\$.									