

LOT 10
IN OR 1839/7
OCEAN FOREST PB 5/124

MCGRATH MELINDA J REVOC TRUST/MCGRATH MELINDA J TR
1619 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0010-0000



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	10	ABOVE AVG 100	0900	01	3,852	109.7145	130.29	501,877	2000	2002	0	0	0	9.50	90.50	VALUATION BY												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2007													Heated Area: 3289												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	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	3,289	100	3,289	387,814																								
FGR	684	55	376	44,335																								
FOP	245	30	74	8,725																								
FOP	344	30	103	12,145																								
FST	8	55	4	472																								
FST	10	55	6	708																								
TOTALS			4,580	3,852	454,199																							
EXTRA FEATURES			1619 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	0812	CONCRETE C	0	100	0	0	1,621.00	SF	4.00	4.00	100	2000	2000	3	80	5,187												
2	0810	CONCRETE A	0	100	0	0	337.00	SF	6.50	6.50	100	2000	2000	3	80	1,752												
3	0861	POOL GUNIT	0	100	0	0	319.00	SF	85.00	85.00	100	2000	2000	3	27	7,321												
4	0845	KOOL DECK	0	100	0	0	590.00	SF	7.25	7.25	100	2000	2000	3	80	3,422												
5	0910	SCRN RM L	0	100	0	0	854.00	SF	15.00	15.00	100	2000	2000	3	20	2,562												
6	1125	CB/STC 6"	0	100	0	0	136.00	SF	7.35	7.35	100	2000	2000	3	80	800												
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165												
8	0810	CONCRETE A	0	100	0	0	151.00	SF	6.50	6.50	100	2000	2000	3	80	785												
9	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2012	2012	3	71	6,134												
10	0855	CONC PAVER	0	100	0	0	306.00	SF	7.00	7.00	100	2012	2012	3	94	2,013												
LAND DESCRIPTION			TOTAL OB/XF														30,141											
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	0003	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 10/18/2016 BY DJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS																												