

LOT 13  
IN OR 801/378  
OCEAN FOREST PB 5/124

FARRELL WILLIAM F & DAWN E  
1616 OCEAN FOREST DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0013-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

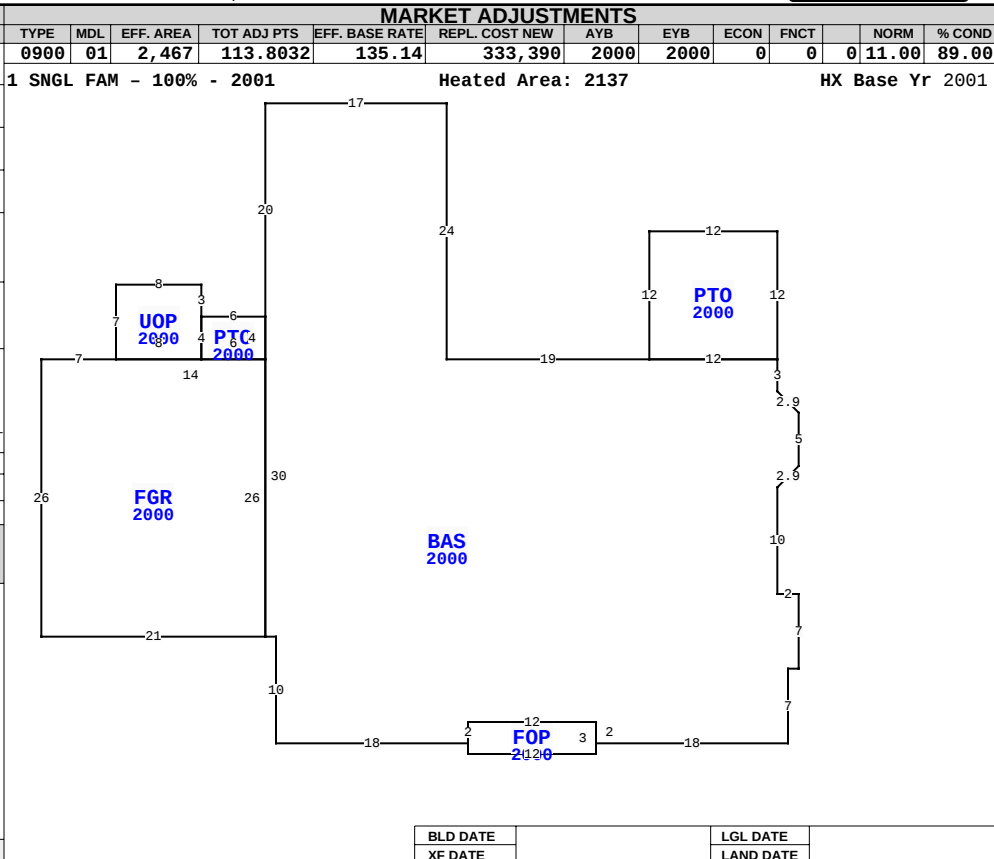
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3033.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,137            | 100         | 2,137        | 257,027              |
| FGR       | 546              | 55          | 300          | 36,082               |
| FOP       | 36               | 30          | 11           | 1,323                |
| PTO       | 24               | 5           | 1            | 120                  |
| PTO       | 144              | 5           | 7            | 842                  |
| UOP       | 56               | 20          | 11           | 1,323                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,943 |  | 2,467 | 296,717 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 1,619.00 | SF | 4.00     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 173.00   | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | RS-1     | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 9,056       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 9,056       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 296,717     |        |
| TOTAL MARKET OB/XF VALUE  |  | 9,056       |        |
| TOTAL LAND VALUE - MARKET |  | 312,500     |        |
| TOTAL MARKET VALUE        |  | 618,273     |        |
| SOH/AGL Deduction         |  | 342,943     |        |
| ASSESSED VALUE            |  | 275,330     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 225,330     |        |
| TOTAL JUST VALUE          |  | 618,273     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 558,663     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9906364   | NEW CONSTR  | 118,000 | 08/01/1999 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0801/0378                    | 7/28/1997 | WD        | Q   | V   |        | 33,000     |  |
| GRANTOR: REYNOLDS WILLIAM M  |           |           |     |     |        |            |  |
| GRANTEE: FARRELL WILLIAM F & |           |           |     |     |        |            |  |
| 0547/0827                    | 7/13/1988 | WD        | Q   | V   |        | 37,500     |  |
| GRANTOR: HOOD SCOTT W        |           |           |     |     |        |            |  |
| GRANTEE: REYNOLDS WILLIAM M  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2000] W12 S12 BAS=[YR=2000] W19 N24 W17 S20<br>PTO=[YR=2000] W6 UOP=[YR=2000] N3 W8 S7 FGR=[YR=2000] W7<br>S26 E21 N26 W14 \$ E8 N4 \$ S4 E6 N4 \$ S30 E1 S10 E18<br>FOP=[YR=2000] S1 E12 N3 W12 S2\$ N2 E12 S2 E18 N7 E1 N7 W2<br>N10 R2 U2 N5 U2 L2 N3 W12 \$ E12 N12 \$ . |  |  |  |  |  |  |  |  |  |