

LOT 14
IN OR 793/1116
OCEAN FOREST PB 5/124

COX DAVID WAYNE
1618 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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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	2,001	100	2,001	233,704
FGR	648	55	356	41,578
FOP	60	30	18	2,102
FOP	73	30	22	2,569
FOP	152	30	46	5,373
PTO	133	5	7	818

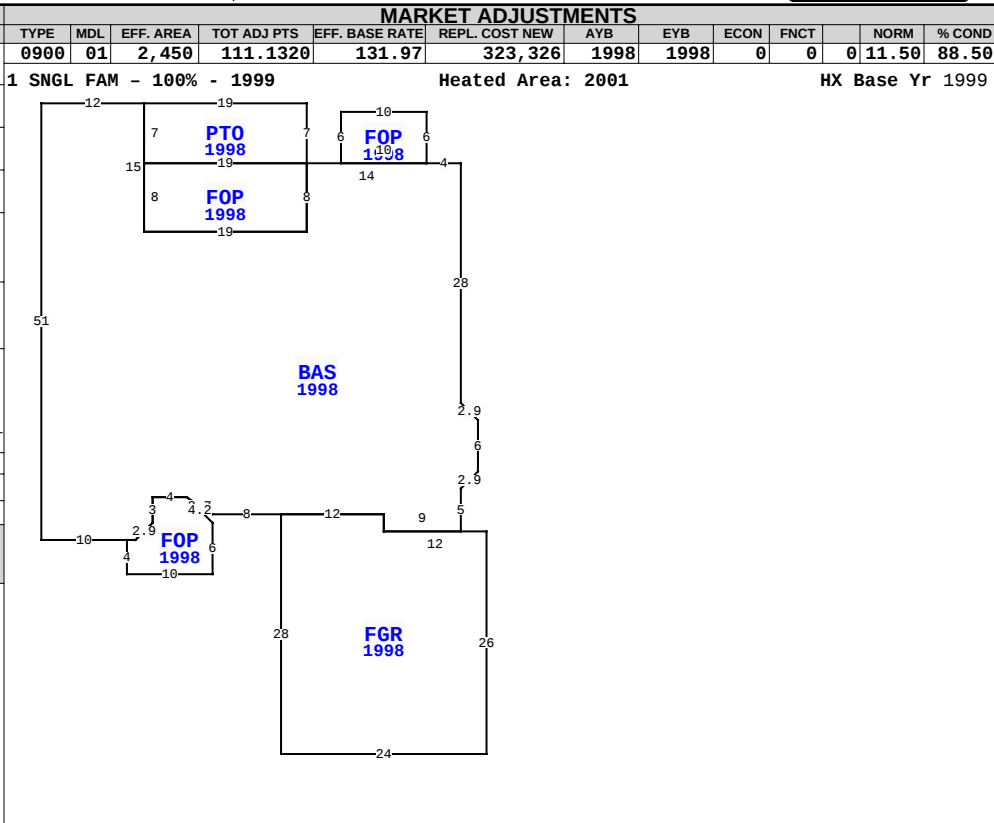
TOTALS	3,067		2,450	286,144
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0 100	0	0	1,663.00	SF	6.50	6.50	100	1998	1998	3	77	8,323	
3	0810	CONCRETE A	0 100	0	0	269.00	SF	6.50	6.50	100	1998	1998	3	77	1,346	
4	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	1998	1998	3	77	120	

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	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1618 OCEAN FOREST DR, FERNANDINA BEACH
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TOTAL OB/XF 12,694

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	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		286,144
TOTAL MARKET OB/XF VALUE		12,694
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		548,838
SOH/AGL Deduction		320,543
ASSESSED VALUE		228,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,295
TOTAL JUST VALUE		548,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804662	NEW CONSTR	133,800	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0793/1116	5/15/1997	WD	Q	I		34,800
GRANTOR: COPELAND E O						
GRANTEE: COX DAVID WAYNE						
0529/0393	10/20/1987	WD	Q	V		27,800
GRANTOR: OCEAN FOREST PTRNSHP						
GRANTEE: COPELAND E O						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1998] W4 FOP=[YR=1998] N6 W10 S6 E10 \$ W14
PTO=[YR=1998] N7 W19 S7 FOP=[YR=1998] S8 E19 N8 W19 \$ E19 \$
S8 W19 N15 W12 S51 E10 FOP=[YR=1998] S4 E10 N6 U3 L3 W4 S3
D2 L2 W1\$ E1 U2 R2 N3 E4 D2 R3 E8 FGR=[YR=1998] S28 E24
N26 W12 N2 W12 \$ E12 S2 E9 N5 R2 U2 N6 L2 U2 N28 \$.