



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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
BUD8 Adjustme	05 DIST 1A 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	1,994	100	1,994	225,471
FGR	748	55	411	46,474
FOP	76	30	23	2,600
FOP	145	30	44	4,976
PTO	58	5	3	339
PTO	120	5	6	678

TOTALS	3,141	2,481	280,538
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0858	SCULP CONC	0 100	0	0	1,272.00	SF	13.00	13.00
2	0812	CONCRETE C	0 100	112	4	448.00	SF	4.00	4.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00
5	0910	SCRN RM L	0 100	0	0	1,064.00	SF	15.00	15.00
6	0845	KOOL DECK	0 100	0	0	565.00	SF	7.25	7.25

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,481	115.4160	137.06	340,046	1987	1987	0	0
1 SNGL FAM - 100% - 2015 Heated Area: 1994 HX Base Yr 2015									

1632 OCEAN FOREST DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					280,538				
TOTAL MARKET OB/XF VALUE					29,324				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					559,862				
SOH/AGL Deduction					255,198				
ASSESSED VALUE					304,664				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					254,664				
TOTAL JUST VALUE					559,862				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					501,721				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993980	H/AC	830	09/01/1999
4659	SWIM POOL	4,285	02/15/1988
BP 4208	N/A	70,191	06/30/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1222	3/22/2022	WD	U	I	11	100
GRANTOR: SMALLWOOD DONALD H &						
GRANTEE: FULLSTOP AMELIA TRU						
1942/0769	9/26/2014	SW	U	I	12	233,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: SMALLWOOD DONALD H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W15 FOP=[YR=1993] W20 PTO=[YR=1993] W8 S8 BAS=[YR=1993] W12 N15 W14 S38 FGR=[YR=1993] S34 E22N34W22\$ E22 S4 E13 FOP=[YR=1993] S1 E19N4 W19 S3\$ N3 E19 S6 E15 N30 W22 N3 W5 S3 W8 U1 L2 W4 D1 L2 \$ U1 R2 E4 D1 R2 N8\$ S8 E8 N3 E5 S3 E7 N8\$ S8 E15 N8\$.									

TOTAL OB/XF									
29,324									