

LOT 23
IN OR 1813/528
OCEAN FOREST PB 5/124

WHITE THOMAS E & REBECCA E
1636 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0023-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	10	ABOVE AVG 70	0900	01	2,387	120.5988	143.21	341,842	1994	2000	0	0	10.65	89.35															
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2014													Heated Area: 1974													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2014													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 60																											
Interior Floor	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	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										
NEIGHBORHOOD/LOC			3033.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,974	100	1,974	252,590																									
FGR	462	55	254	32,501																									
FOP	110	30	33	4,223																									
FSP	181	40	72	9,213																									
UOP	270	20	54	6,909																									
TOTALS			2,997	2,387	305,436																								
EXTRA FEATURES			1636 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695													
2	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20	5.20	100	1994	1994	3	70	3,564													
3	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1994	1994	3	70	1,310													
4	0861	POOL GUNIT	0	100	0	0	526.00	SF	85.00	85.00	100	1994	1994	3	20	8,942													
5	0845	KOOL DECK	0	100	0	0	815.00	SF	7.25	7.25	100	1994	1994	3	70	4,136													
6	0911	SCRN RM A	0	100	0	0	1,386.00	SF	17.50	17.50	100	2015	2015	3	74	17,949													
TOTAL OB/XF 38,596																													
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												
REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													