

LOT 25
IN OR 1020/102 & OR 1598/460
OCEAN FOREST PB 5/124

DEMERTSIDIS GUS & MONICA A
1640 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034-5624

2023

00-00-30-046F-0025-0000



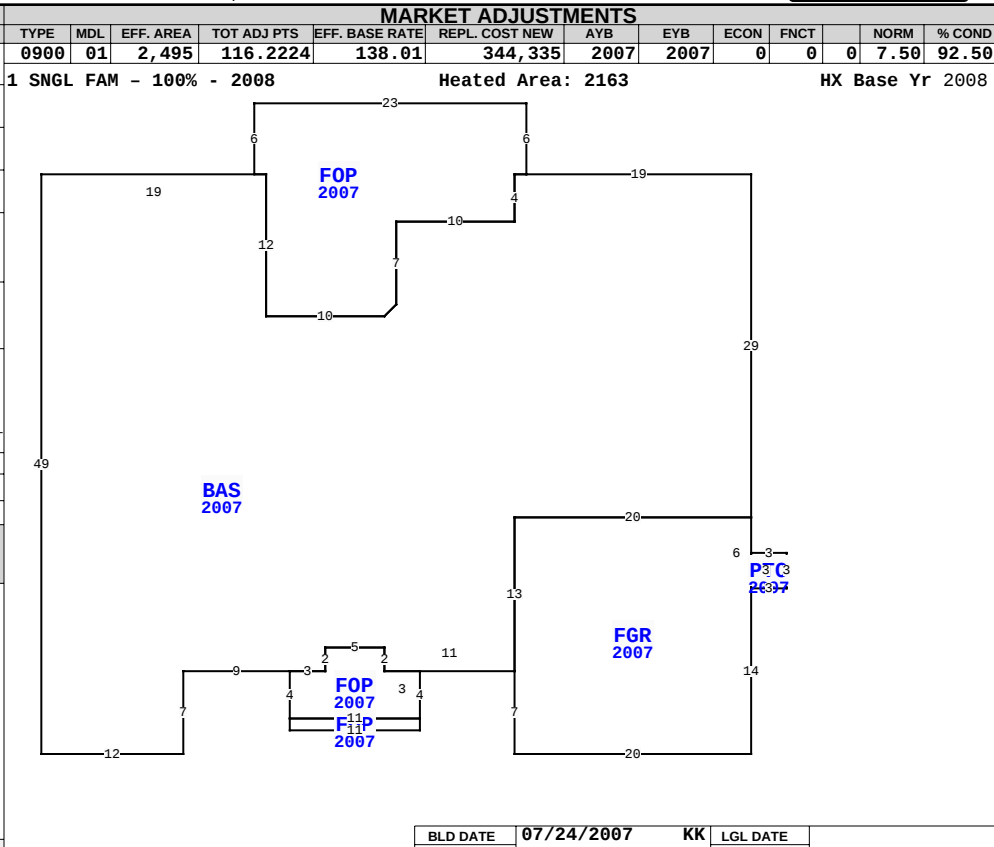
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,163	100	2,163	276,127
FGR	400	55	220	28,085
FOP	11	30	3	383
FOP	54	30	16	2,042
FOP	310	30	93	11,872
PTO	9	5	0	0
TOTALS	2,947		2,495	318,510

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
4	0910	SCRN RM L	0	100	31	22	682.00	SF	15.00
5	0845	KOOL DECK	0	100	0	0	405.00	SF	7.25
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0861	POOL GUNIT	0	100	0	0	270.00	SF	85.00
8	0845	KOOL DECK	0	100	22	6	132.00	SF	7.25
9	0910	SCRN RM L	0	100	22	6	132.00	SF	15.00

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		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
25,609									
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					318,510				
TOTAL MARKET OB/XF VALUE					25,609				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					594,119				
SOH/AGL Deduction					246,681				
ASSESSED VALUE					347,438				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					297,438				
TOTAL JUST VALUE					594,119				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					535,413				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22265	ADDITION	3,200	02/01/2009
M12710	TANKS/BLRS	0	02/01/2007
C19280	CO ISSUED	0	01/01/2007
E18658	ELEC OTHER	2,000	01/01/2007
P12008	OTHER	0	01/01/2007
R09994	REPAIR/RRF	2,800	01/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1598/0460	12/23/2008	QC	U	I	01	100			
GRANTOR: DEMERTSIDIS GUS									
GRANTEE: DEMERTSIDIS GUS & M									
1020/0102	11/19/2001	WD	Q	V		73,900			
GRANTOR: COURTER ROBERT									
GRANTEE: DEMERTSIDIS GUS									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2007] W19 FOP=[YR=2007] N6 W23 S6 E1 S12 E10 U1 R1 N7 E10 N4 E1\$ W1 S4 W10 S7 D1 L1 W10 N12 W19 S49 E12 N7 E9 FOP=[YR=2007] S4 FOP=[YR=2007] S1 E11 N1 W11\$ E11 N4 W3 N2 W5 S2 W3\$ E3 N2 E5 S2 E11 FGR=[YR=2007] S7 E20 N14 PTO=[YR=2007] E3 N3 W3 S3\$ N6 W20 S13\$ N13 E20 N29\$.									