

BELL WADE H III & PAMELA S
1642 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

00-00-30-046F-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 70										0900 01 2,796 111.9888 132.99 371,840 1994 1994 0 0 0 13.83 86.17										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 30										1 SNGL FAM - 100% - 1995 Heated Area: 2506 HX Base Yr 1995										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 320,415									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 31,341									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 250,000									
Interior Floo 13 LVT/LAMNT 80																				TOTAL MARKET VALUE 601,756									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 341,416									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 260,340									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 5 100																				BASE TAXABLE VALUE 210,340									
Bathrooms 3 100																				TOTAL JUST VALUE 601,756									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 540,194									
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 2,506 100 2,506 287,181																													
FGR 354 55 195 22,346																													
FOP 56 30 17 1,948																													
FOP 260 30 78 8,938																													
TOTALS 3,176 2,796 320,415																													
EXTRA FEATURES										1642 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 0812 CONCRETE C 0 100 0 0 1,500.00 SF 4.00 4.00 100 1994 1994 3 70 4,200																													
3 0861 POOL GUNIT 0 100 0 0 726.00 SF 85.00 85.00 100 1994 1994 3 20 12,342																													
4 0845 KOOL DECK 0 100 0 0 708.00 SF 7.25 7.25 100 1994 1994 3 70 3,593																													
5 0810 CONCRETE A 0 100 0 0 239.00 SF 6.50 6.50 100 1994 1994 3 70 1,087																													
6 0910 SCRNM RM L 0 100 0 0 1,669.00 SF 15.00 15.00 100 2005 2005 3 27 6,759																													
7 0940 SHEDS/PORT 0 100 8 8 64.00 SF 30.00 30.00 100 2003 2003 3 22 422																													
8 0754 FOP 0 100 6 10 60.00 SF 15.00 15.00 100 2005 2005 3 27 243																													
LAND DESCRIPTION										TOTAL OB/XF 31,341																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 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 02/10/2016 BY DJ										Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000										PRINTED 08/02/2023 BY SYS									