

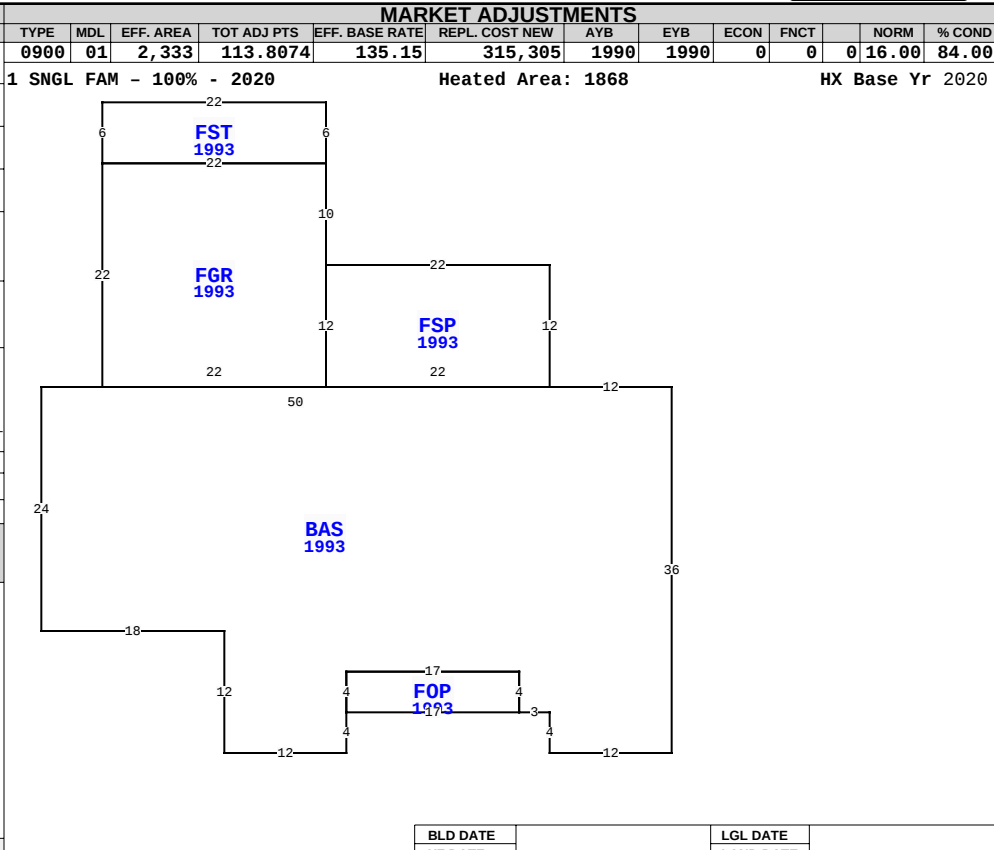


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	212,066
FGR	484	55	266	30,198
FOP	68	30	20	2,271
FSP	264	40	106	12,034
FST	132	55	73	8,287
TOTALS	2,816		2,333	264,856

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,860.00	SF	4.00	4.00	



4936 OCEAN FOREST LN, FERNANDINA BEACH											
TOTAL OB/XF 7,063											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	264,856		
TOTAL MARKET OB/XF VALUE	7,063		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	521,919		
SOH/AGL Deduction	157,404		
ASSESSED VALUE	364,515		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	314,515		
TOTAL JUST VALUE	521,919		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	470,711		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6172	NEW CONSTR	83,500	12/19/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2304/0255	9/16/2019	WD	U	I	30
GRANTOR: SINGER NATHAN					SALE PRICE
GRANTEE: SINGER JEFFREY & CH					200,000
2055/1583	6/30/2016	WD	U	I	11
GRANTOR: SINGER NATHAN					100
GRANTEE: SINGER NATHAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FSP=[YR=1993] N12 W22 FGR=[YR=1993] N10 FST=[YR=1993] N6 W22 S6 E22 \$ W22 S22 E22 N12 \$ S12 E22 \$ W50 S24 E18 S12 E12 N4 FOP=[YR=1993] E17 N4 W17 S4 \$ N4 E17 S4 E3 S4 E12 N36 \$.											