

LOT 28
IN OR 2536/522
OCEAN FOREST PB 5/124

LOGSDON ALEXANDER/POULIOT KAREN K
4862 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0028-0000



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	PAGE 1 of 1										
Exterior Wall	23	REINF CONC 100	0500	01	3,834	111.2400	158.52	607,766	2013	2013	0	0	4.50	95.50											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023													Heated Area: 3293									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3.5 100																							
Frame	04	REIN CONC 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			3033.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	3,293	100	3,293	498,516																					
FGR	572	55	315	47,687																					
FOP	49	30	15	2,271																					
FOP	704	30	211	31,943																					
TOTALS			4,618	3,834	580,417																				
EXTRA FEATURES					4862 OCEAN FOREST LN, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920									
2	0855	CONC PAVER	0	100	0	0	2,588.00	SF	7.00	7.00	100	2013	2013	3	95	17,210									
3	0855	CONC PAVER	0	100	5	4	20.00	SF	7.00	7.00	100	2013	2013	3	95	133									
4	0855	CONC PAVER	0	100	0	0	861.00	SF	7.00	7.00	100	2013	2013	3	95	5,726									
5	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	2013	2013	3	95	580									
6	1122	CB 6"	0	100	11	0	44.00	SF	5.85	5.85	100	2013	2013	3	95	245									
7	0911	SCRN RM A	0	100	0	0	1,212.00	SF	17.50	17.50	100	2013	2013	3	65	13,787									
8	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2013	2013	3	75	22,376									
9	0462	ST/AL FNC	0	100	154	0	616.00	SF	10.00	10.00	100	2013	2013	3	75	4,620									
TOTAL OB/XF 66,597																									
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								
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																									

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 580,417

TOTAL MARKET OB/XF VALUE 66,597

TOTAL LAND VALUE - MARKET 250,000

TOTAL MARKET VALUE 897,014

SOH/AGL Deduction 0

ASSESSED VALUE 897,014

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 847,014

TOTAL JUST VALUE 897,014

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,001,742

PERMIT NUM DESCRIPTION AMT ISSUED

B1226437 CO ISSUED 0 08/14/2013

B1327095 SWIM POOL 30,000 04/01/2013

1326114 SWPOOLELE 44 04/01/2013

B1226437 NEW SFR 377,820 09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q	V	RSN CD	SALE PRICE
2536/0522	1/28/2022	WD	Q	I	01	1,200,000

GRANTOR: GRADY JOHN B

GRANTEE: LOGSDON ALEXANDER &

1574/0943 6/30/2008 WD Q V 200,000

GRANTOR: BRYLEN HOMES LTD

GRANTEE: GRADY JOHN B & GAY

BUILDING DIMENSIONS

FOP=[YR=2013] W51 BAS=[YR=2013] W14 S62 FGR=[YR=2013] S26 E22 N26 W22\$ E22 N4 E8 U4 R4 FOP=[YR=2013] E7 N7 W7 S7\$ N7 E7 S16 E12 S1 D4 R4 E8 U4 R4 N11 W4 N37 W39 N6 U4 L4 W8 N6\$ S6 E8 D4 R4 S6 E39 N16\$.