

LOT 30
IN OR 978/1833
OCEAN FOREST PB 5/124

SHOENBERGER CLARK A & BETH R
4854 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0030-0000



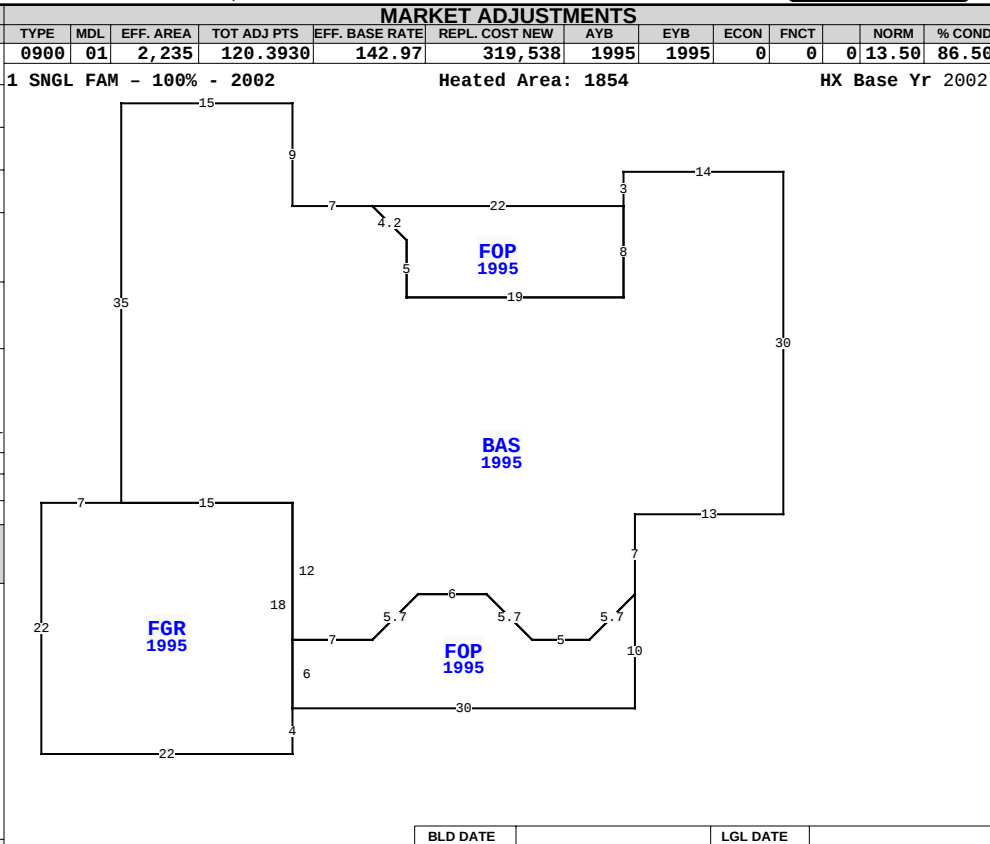
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	1,854	100	1,854	229,282
FGR	484	55	266	32,896
FOP	157	30	47	5,813
FOP	228	30	68	8,410
TOTALS	2,723		2,235	276,400

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	1,053.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	0	0	549.00	SF	6.50	6.50	

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



TOTAL OB/XF											
10,084											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	276,400		
TOTAL MARKET OB/XF VALUE	10,084		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	536,484		
SOH/AGL Deduction	227,356		
ASSESSED VALUE	309,128		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	259,128		
TOTAL JUST VALUE	536,484		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	484,458		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502183	NEW CONSTR	76,275	08/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0978/1833	4/03/2001	WD Q	I		
GRANTOR: MCSWAIN MICHAEL T & E					
GRANTEE: SHOENBERGER CLARK A					
0746/1976	12/21/1995	WD Q	I		
GRANTOR: TREVETT HOMES INC					
GRANTEE: MCSWAIN MICHAEL T &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W14 S3 FOP=[YR=1995] W22 D3 R3 S5 E19 N8 \$ S8 W19 N5 L3 U3 W7 N9 W15 S35 FGR=[YR=1995] W7 S22 E22 N4 FOP=[YR=1995] E30 N10 L4 D4 W5 U4 L4 W6 L4 D4 W7 S6 \$ N18 W15 \$E15 S12 E7 U4 R4 E6 D4 R4 E5 U4 R4 N7 E13 N30 \$.											