

LOT 1
IN OR 2200/642
OCEAN OAKS PB 6/50

MACDONELL JAMES & GERALDINE L
1006 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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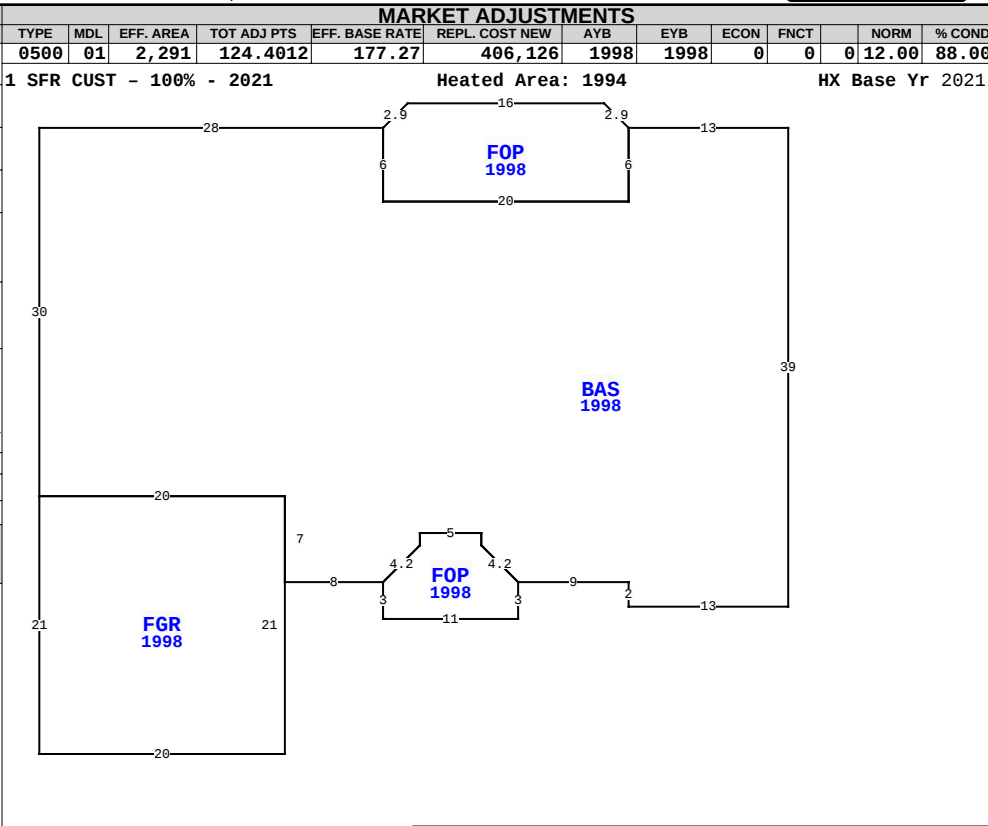
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	311,059
FGR	420	55	231	36,035
FOP	62	30	19	2,964
FOP	156	30	47	7,332

TOTALS	2,632		2,291	357,391
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	102.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	
4	0861	POOL GUNIT	0 100	0	0	410.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	490.00	SF	14.50	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
8	0910	SCRN RM L	0 100	0	0	936.00	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	0003	R-1	0.00	0.00	1.00



1006 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0 100	0	0	102.00	SF	7.00	7.00	100	2014	2014	3	95	678	
2	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	10.00	100	2014	2014	3	95	6,413	
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	77	45	
4	0861	POOL GUNIT	0 100	0	0	410.00	SF	85.00	85.00	100	2005	2005	3	44	15,334	
5	0845	KOOL DECK	0 100	0	0	490.00	SF	14.50	14.50	100	2005	2005	3	87	6,181	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	27	1,080	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
8	0910	SCRN RM L	0 100	0	0	936.00	SF	15.00	15.00	100	2005	2005	3	27	3,791	

TOTAL OB/XF										33,792						
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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										357,391		
TOTAL MARKET OB/XF VALUE										33,792		
TOTAL LAND VALUE - MARKET										225,000		
TOTAL MARKET VALUE										616,183		
SOH/AGL Deduction										173,605		
ASSESSED VALUE										442,578		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										392,578		
TOTAL JUST VALUE										616,183		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										511,449		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120910	SOLAR WTR HTR SYS	4,070	05/22/2012
20101412	GAS	550	08/24/2010
20042398	XFOB	8,000	12/20/2004
20042153	ELEC OTHER	1,000	11/15/2004
20041902	SWIM POOL	37,000	10/18/2004
972239	NEW CONSTR	126,000	11/07/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2200/0642	5/29/2018	WD	Q	I	02	499,000	
GRANTOR: GARDY ANTHONY J & CAR							
GRANTEE: MACDONELL JAMES & G							
0808/1958	10/07/1997	WD	Q	V		45,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: GARDY ANTHONY J & C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W13 FOP=[YR=1998] U2 L2 W16 D2 L2 S6 E20 N6 \$ S6 W20 N6 W28 S30 FGR=[YR=1998] S21 E20 N21 W20 \$ E20 S7 E8 FOP=[YR=1998] S3 E11 N3 L3 U3 N1 W5 S1 L3 D3 \$ U3 R3 N1E5S1 R3 D3 E9 S2 E13 N39 \$.									