

LOT 3
IN OR 1962/1163
OCEAN OAKS PB 6/50

RAO SUBBA M 2013 DEC OF TRUST/RAO SUBBA M TRUSTEE
1002 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0003-0000



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 Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
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

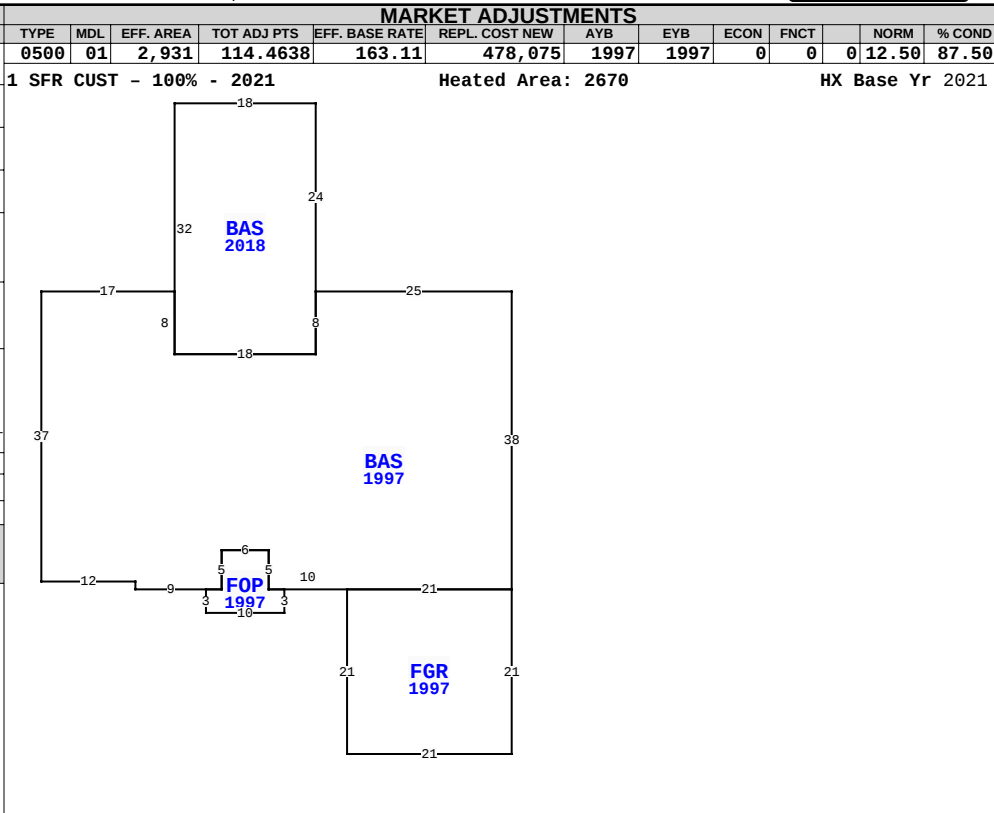
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	298,858
BAS	576	100	576	82,207
FGR	441	55	243	34,682
FOP	60	30	18	2,569

TOTALS	3,171	2,931	418,316
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,252.00	SF	7.00	7.00
3	0819	CONC 12"	0 100	3	10	30.00	SF	9.50	9.50
4	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	540.00	SF	17.50	17.50
6	0845	KOOL DECK	0 100	0	0	204.00	SF	7.25	7.25
7	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00

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



1002 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0855	CONC PAVER	0 100	0	0	1,252.00	SF	7.00	7.00	100	2018	2018	3	98	8,589	
3	0819	CONC 12"	0 100	3	10	30.00	SF	9.50	9.50	100	1997	1997	3	75	214	
4	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	90	25,704	
5	0911	SCRN RM A	0 100	0	0	540.00	SF	17.50	17.50	100	2018	2018	3	86	8,127	
6	0845	KOOL DECK	0 100	0	0	204.00	SF	7.25	7.25	100	2018	2018	3	98	1,449	
7	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	95	1,824	
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

TOTAL OB/XF										49,312						
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										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										418,316		
TOTAL LAND VALUE - MARKET										225,000		
TOTAL MARKET VALUE										692,628		
SOH/AGL Deduction										195,297		
ASSESSED VALUE										497,331		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										447,331		
TOTAL JUST VALUE										692,628		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										571,967		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173878	ADD 407SF	47,273	12/07/2017
10000B	NEW CONSTR	113,652	08/28/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1962/1163	2/11/2015	WD	Q	I	01	405,000	
GRANTOR: MONROE VICKI S & FRAN							
GRANTEE: RAO SUBBA M & RADHA							
0792/0667	5/05/1997	WD	Q	I		190,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: MONROE VICKIE S & F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W25 BAS=[YR=2018] N24 W18 S32 E18 N8\$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S3 E10 N3 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21 \$ E21 N38 \$.									