

LOT 30
IN OR 2234/161
OCEAN OAKS PB 6/50

GIBBONS RICHARD S & LINDA R
1007 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0030-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
PAGE 1 of 1										2																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 80	0500	01	2,727	117.6384	167.63	457,127	1998	1998	0	0	0	12.00	88.00	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 20	1 SFR CUST - 100% - 2019													Heated Area: 2278													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2019													
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		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	2,278	100	2,278	336,038																									
FGR	518	55	285	42,042																									
FOP	76	30	23	3,392																									
FSP	200	40	80	11,801																									
PTO	175	5	9	1,328																									
USP	175	30	52	7,671																									
TOTALS			3,422		2,727	402,272																							
EXTRA FEATURES			1007 S OCEAN OAKS DR, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905													
2	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	1998	1998	3	77	366													
3	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	1998	1998	3	77	146													
4	0810	CONCRETE A	0	100	3	71	213.00	SF	6.50	6.50	100	1998	1998	3	77	1,066													
5	0810	CONCRETE A	0	100	0	0	814.32	SF	6.50	6.50	100	1998	1998	3	77	4,076													
6	0910	SCRN RM L	0	100	14	25	350.00	SF	15.00	15.00	100	1998	1998	3	20	1,050													
7	0819	CONC 12"	0	100	4	12	48.00	SF	9.50	9.50	100	1998	1998	3	77	351													
TOTAL OB/XF 9,960																													
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000												
REVIEW DATE 12/05/2019 BY DJ																													
Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000																													
PRINTED 08/02/2023 BY SYS																													