

LOT 51
IN OR 844/102
OCEAN OAKS PB 6/50

HANLON PETER H & QUERINE H
925 WOBURN COURT
MCLEAN, VA 22102

2023

00-00-31-1550-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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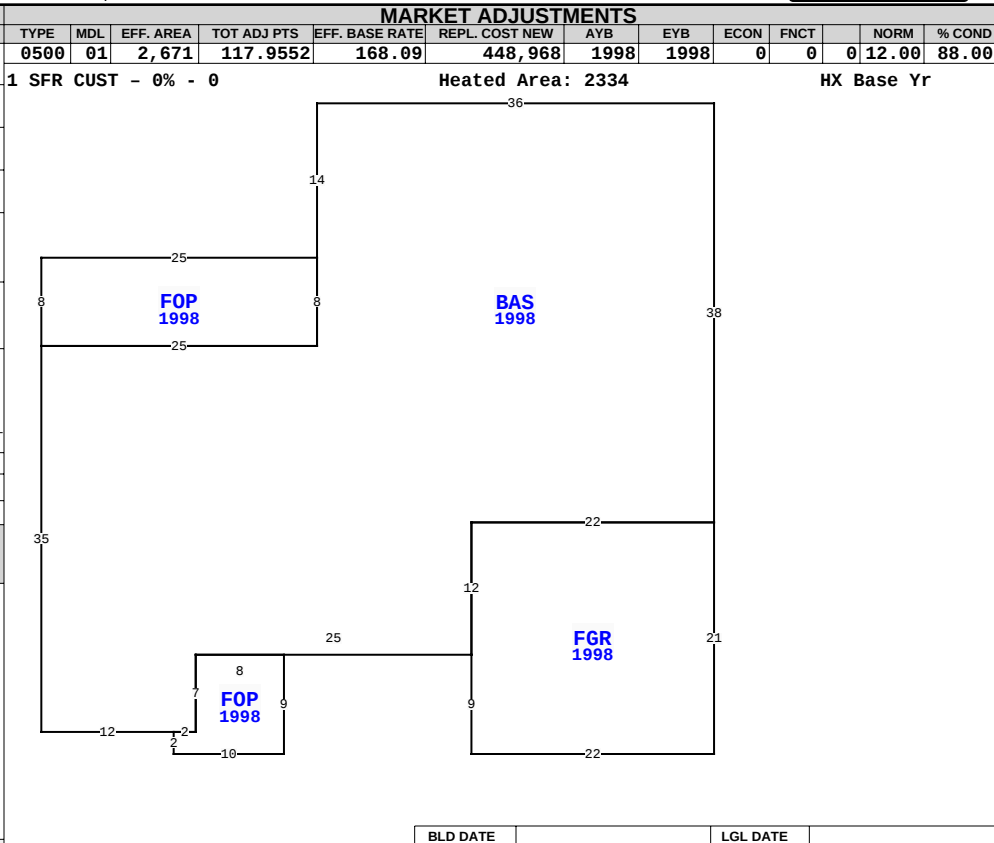
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	345,243
FGR	462	55	254	37,572
FOP	76	30	23	3,402
FOP	200	30	60	8,875
TOTALS	3,072		2,671	395,092

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	0	3	33			99.00	SF	6.50	1998	1998	3	77	495
2	0819	CONC 12"	0	0	16	43			688.00	SF	9.50	1998	1998	3	77	5,033
3	1242	WD DECK A	0	0	3	4			12.00	SF	10.00	1998	1998	3	20	24

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1010 S OCEAN OAKS DR, FERNANDINA BEACH	08/01/2023	MLU
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BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	395,092		
TOTAL MARKET OB/XF VALUE	5,552		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	625,644		
SOH/AGL Deduction	120,598		
ASSESSED VALUE	505,046		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	505,046		
TOTAL JUST VALUE	625,644		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	518,336		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983757	NEW CONSTR	118,000	05/19/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0844/0102	8/06/1998	WD	Q	V	
GRANTOR: BRYLEN HOMES					SALE PRICE
GRANTEE: HANLON PETER H & QU					51,500
GRANTOR: OCEAN OAKS LTD					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25		
S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25		
FGR=[YR=1998] S9 E22 N21 W22 S12 \$ N12 E22 N38 \$.		