

LOT 15
IN OR 915/1880
OCEANSIDE #1 PB 5/321

JACOBS VELMA R
1872 OCEANSIDE LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0015-0000



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	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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	293,050
BAS	230	100	230	41,275
FGR	462	55	254	45,582
FOP	81	30	24	4,307
FST	24	55	13	2,333
TOTALS	2,430		2,154	386,546

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991
2	0812	CONCRETE C	0 100	0	0	1,044.00	SF	4.00	4.00	100	1991

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

REVIEW DATE 07/22/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,154	144.7538	206.27	444,306	1991	1996	0	0	0 13.00	87.00
1 SFR CUST - 100% - 2001 Heated Area: 1863 HX Base Yr 2001											
1872 OCEANSIDE LN, FERNANDINA BEACH											

TOTAL OB/XF 5,193											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 5,193											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			386,546
TOTAL MARKET OB/XF VALUE			5,193
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			641,739
SOH/AGL Deduction			275,289
ASSESSED VALUE			366,450
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			316,450
TOTAL JUST VALUE			641,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			532,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21065	ENCLOSE LANAI	16,000	02/01/2008
7384	NEW CONSTR	79,000	07/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0915/1880	1/19/2000	QC U	I	I	19	100	
GRANTOR: JACOBS PROPERTIES LC							
GRANTEE: JACOBS GRADY L & VE							
0832/0762	5/04/1998	WD Q	I			244,000	
GRANTOR: CUMMINGS ALFRED A W &							
GRANTEE: JACOBS PROPERTIES L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 BAS=[YR=2008] W23 S10 E23 N10\$ S10 W23 S24 W1 S8 E1 FST=[YR=1993] S6 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E9 N9 W9 S9\$ W21\$ E4 N6 W4\$ E4 S6 E17 N9 E9 S7 E12 N30 W2 N16\$.											

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