

LOT 25
IN OR 2201/599
HERON OAKS #2 PB 6/10 & 11

HERN WARREN
7 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0850-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	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	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA
	10

NEIGHBORHOOD/LOC		10001.010		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	438,111
DCK	30	10	3	628
DCK	55	10	6	1,256
FGR	600	55	330	69,043
FOP	160	30	48	10,043
FOP	216	30	65	13,599
FUS	671	100	671	140,388
UOP	12	20	2	419

TOTALS		3,838	3,219		673,487		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	0	0	0	
2	0811	CONCRETE B	0	0	0	0	
3	0810	CONCRETE A	0	0	0	0	
4	0861	POOL GUNIT	0	0	0	0	
5	0845	KOOL DECK	0	0	0	0	
6	0810	CONCRETE A	0	0	0	0	
7	0855	CONC PAVER	0	0	0	0	
8	0446	BOX FNC 6'	0	0	0	0	
9	1242	WD DECK A	0	0	8	3	
10	0445	BOX FNC 5'	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	3,219	152.9399	217.94	701,549	2004	2014	0	0	0	4.00	96.00	

1 SFR CUST - 0% - 0

Heated Area: 2765

HX Base Yr

Floor plan diagram showing various rooms and their dimensions. Rooms are labeled with codes and years: FOP 2004, DCK 2004, BAS 2004, FUS 2004, UOP 2004, FGR 2004. Dimensions are provided for each room and overall area.

BLD DATE	LGL DATE

7 LAUREL OAK, FERNANDINA BEACH												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	
												INC DATE		AG DATE	

TOTAL OB/XF												23,329	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	4		

NASSAU COUNTY PROPERTY												PAGE 1 of 2					
VALUATION SUMMARY												STANDARD					
VALUATION BY												Tax Group: 5					
BUILDING MARKET VALUE												Tax Dist:					
TOTAL MARKET OB/XF VALUE												673,487					
TOTAL LAND VALUE - MARKET												25,573					
TOTAL MARKET VALUE												450,000					
SOH/AGL Deduction												1,149,060					
ASSESSED VALUE												247,222					
TOTAL EXEMPTION VALUE												901,838					
BASE TAXABLE VALUE												0					
TOTAL JUST VALUE												901,838					
NCON VALUE												1,149,060					
INCOME VALUE												0					
PREVIOUS YEAR MKT VALUE												819,853					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311010	NEW CONSTR	310,000	04/01/2003
R034961	REPAIR/RRF	3,900	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2201/0599	5/25/2018	WD	Q	I	02	920,000	
GRANTOR: KIMBROUGH W H JR & SH							
GRANTEE: HERN WARREN							
1587/1216	10/01/2008	DG	U	I	01	160,000	
GRANTOR: KIMBROUGH W H JR							
GRANTEE: KIMBROUGH W H JR &							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2004] W26 S4 W7 DCK=[YR=2004] N6 W5 S6 E5 \$ W5 N6 W32 FOP=[YR=2004] W6 S7 DCK=[YR=2004] W5 S11 E5 N11 \$ S28 E6 N21 E1 N6 W1 N8 \$ S8 E1 S6 W1 S21 E15 FOP=[YR=2004] E5 UOP=[YR=2004] S2 E6 N2 W6 \$ E11 N10 W16 S10 \$ N10 E16 S12 E23 FGR=[YR=2004] S16 E24 N25 W24 S9 \$ N9 E16 N26 \$ PTR= E15 FUS=[YR=2004] E4 N8 E31 S19 W16 S2 W19 N13 \$ W15 \$.											

HERN WARREN
7 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

01-6N-29-0850-0025-0000

[illegible]