

LOT 62 IN OR 670/1310
& PT ABANDONED R/W RESOLUTION
91-111 OR 644/779

HEAD DENNIS B & TINA B
823 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0062-0000



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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD\$ Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

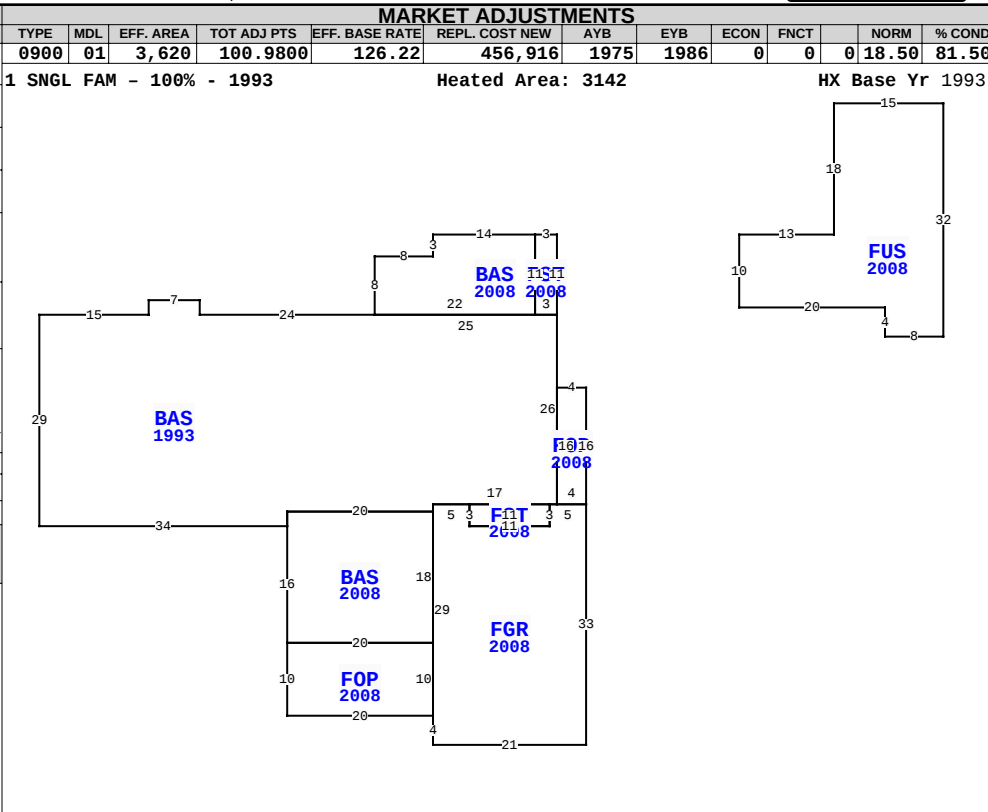
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	203,887
BAS	218	100	218	22,426
BAS	360	100	360	37,033
FGR	660	55	363	37,342
FOP	64	30	19	1,954
FOP	200	30	60	6,172
FST	33	55	18	1,852
FST	33	55	18	1,852
FUS	582	100	582	59,870

TOTALS	4,132		3,620	372,387
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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	1975
2	1242	WD DECK A	0 100	32	8	256.00	SF	10.00	10.00	100	1990
3	0812	CONCRETE C	0 100	0	0	2,821.00	SF	4.00	4.00	100	1992
4	0680	POLE SHED	0 100	10	12	120.00	SF	10.00	10.00	100	2004

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		RSF-2	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/31/2024 BY KBA



823 OAK LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,426											

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9,426											

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		372,387	
TOTAL MARKET OB/XF VALUE		9,426	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		501,813	
SOH/AGL Deduction		316,721	
ASSESSED VALUE		185,092	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		135,092	
TOTAL JUST VALUE		501,813	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12451	TANKS/BLRS	0	02/01/2007
R10070	REPAIR/RRF	2,150	02/01/2007
5515	REPAIR/RRF	2,500	02/10/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0670/1310	11/19/1992	WD	Q	I	
GRANTOR: SELVEY SUSAN B					
GRANTEE: HEAD DENNIS & TINA					
0402/0176	10/01/1983	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FST=[YR=2008] W3 BAS=[YR=2008] W14 S3 W8 S8 BAS=[YR=1993] W24 N2 W7 S2 W15 S29 E34 BAS=[YR=2008] S16 FOP=[YR=2008] S10 E20 FGR=[YR=2008] S4 E21 N33 FOP=[YR=2008] N16 W4 S16 E4\$ W5 FST=[YR=2008] W11 S3 E11 N3\$ S3 W11 N3 W5 S29\$ N10 W20\$ E20 N18 W20 S2\$ N2 E20 N1 E17 N26 W25\$ E22 N11\$ S11 E3 N11\$ PTR=E25 FUS=[YR=2008] E13 N18 E15 S32 W8 N4 W20 N10\$ W25\$.					

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