LOT 63
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

BURNETTE LAWANA G &/HEAD CHRISTOPHER ETHAN
835 OAK LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

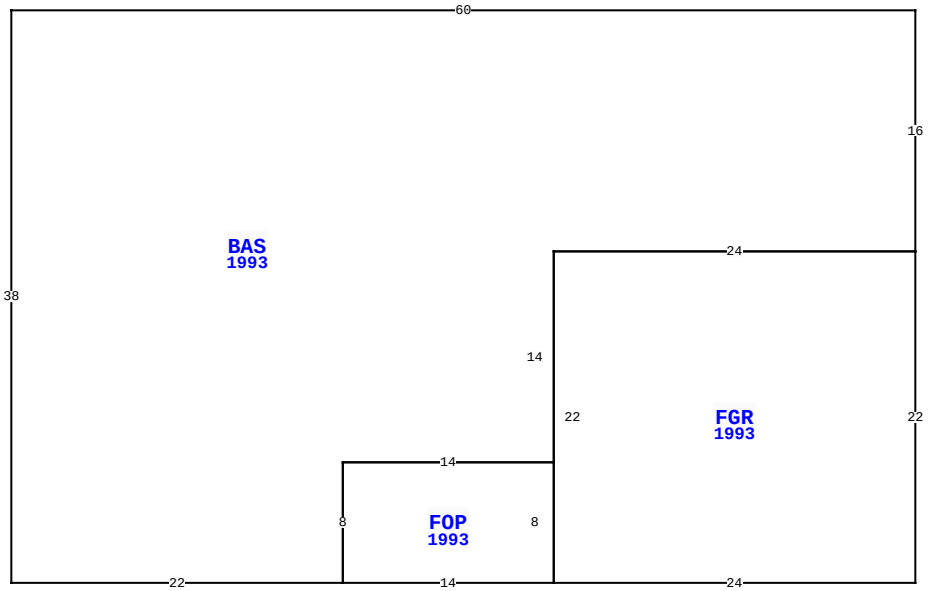
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,640	100	1,640	162,090
FGR	528	55	290	28,662
FOP	112	30	34	3,360
TOTALS	2,280		1,964	194,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	141.5512	134.47	264,099	1976	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 1984 Heated Area: 1640 HX Base Yr 1984



835 OAK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		194,113
TOTAL MARKET OB/XF VALUE		5,788
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		319,901
SOH/AGL Deduction		196,370
ASSESSED VALUE		123,531
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		68,531
TOTAL JUST VALUE		319,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/1842	1/18/2022	QC	U	I	11	100
GRANTOR: BURNETTE LAWANA G						
GRANTEE: BURNETTE LAWANA & H						
0376/0655	1/01/1983	WD	Q	I		74,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S38 E22 FOP=[YR=1993] E14 FGR=[YR=1993] E24 N22 W24S22$ N8 W14 S8$ N8 E14 N14 E24 N16$.

EXTRA FEATURES

LN	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	100	0	0	1,148.00	SF	6.50	6.50	100	1999	1999	3	77	5,746	
2	0825	BRICK	0	100	5	1	5.00	SF	12.50	12.50	100	1976	1976	3	67.5	42	

LAND DESCRIPTION

TOTAL OB/XF 5,788

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS