LOT 64 IN OR 207/398
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

COOK MICHAEL D
847 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

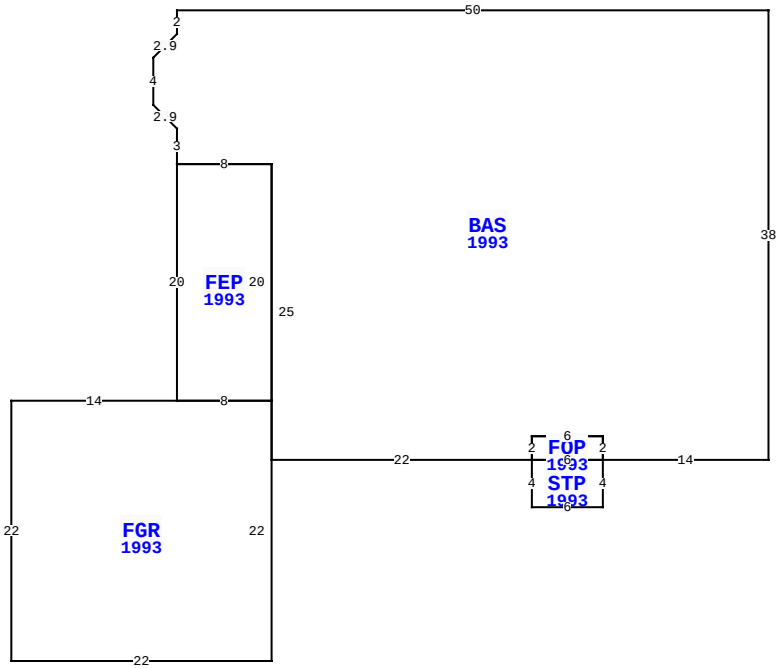
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,700	100	1,700	168,136
FEP	160	80	128	12,660
FGR	484	55	266	26,308
FOP	12	30	4	396
STP	24	10	2	197
TOTALS	2,380		2,100	207,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	122.8430	116.70	245,070	1975	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1976 Heated Area: 1700 HX Base Yr 1976



847 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		207,697
TOTAL MARKET OB/XF VALUE		21,430
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		349,127
SOH/AGL Deduction		211,843
ASSESSED VALUE		137,284
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		82,284
TOTAL JUST VALUE		349,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8859	REPAIR/RRF	4,000	03/30/1993
8351	SWIM POOL	400	08/10/1992
8281	SWIM POOL	10,200	08/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0207/0398	1/01/1975	WD	Q	I		40,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S2 L2 D2 S4 R2 D2 S3 FEP=[YR=1993] S20 FGR=[YR=1993] W14 S22 E22 N22 W8 $ E8 N20 W8 $ E8 S25 E22 STP=[YR=1993] S4 E6 N4 W6 $ FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E14 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
3	0861	POOL GUNIT	0	100	0	0	423.00	SF	85.00	85.00	100	1992	1992	3	20	7,191	
4	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100	1992	1992	3	64	2,320	
5	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	1975	1975	3	26	270	
6	0810	CONCRETE A	0	100	0	0	1,095.00	SF	6.50	6.50	100	1999	1999	3	77	5,480	
7	0510	GARAGE WD-	0	100	24	19	456.00	SF	35.00	35.00	100	1999	1999	3	27	4,309	

LAND DESCRIPTION

TOTAL OB/XF 21,430

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