LOT 65 IN OR 209/225
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

HIGGINBOTHAM IONA A
851 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0065-0000

BUILDING CHARACTERISTICS

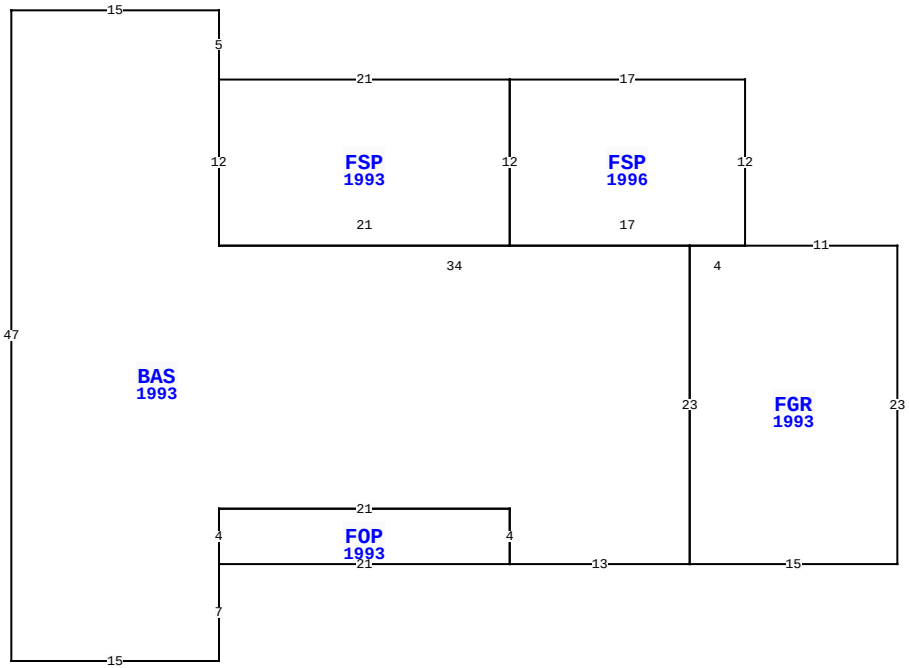
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,403	100	1,403	115,633
FGR	345	55	190	15,660
FOP	84	30	25	2,060
FSP	252	40	101	8,324
FSP	204	40	82	6,758
TOTALS	2,288		1,801	148,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	128.3400	121.92	219,578	1975	1975	0	0	0	32.40	67.60

1 SINGLE FAM – 100% - 2015 Heated Area: 1403 HX Base Yr



851 OAK LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		148,435
TOTAL MARKET OB/XF VALUE		4,397
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		272,832
SOH/AGL Deduction		18,753
ASSESSED VALUE		254,079
TOTAL EXEMPTION VALUE	13	254,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		272,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318505	H/AC	0	07/01/2013
B1327177	WINDOWS	5,200	05/01/2013
B9603109	REMODEL	7,140	07/01/1996
6454	XFOB	3,264	10/19/1992
6442	ADDITION	4,100	10/16/1992
2949	H/AC	2,085	03/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0209/0225	1/01/1975	WD	Q	I		41,500
GRANTOR:						
GRANTEE:						
0200/0026	1/01/1975	MS	U	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 FSP=[YR=1996] N12 W17 FSP=[YR=1993] W21 BAS=[YR=1993] N5 W15 S47 E15 N7 FOP=[YR=1993] E21 N4 W21 S4 $ N4 E21 S4 E13 N23 W34 N12 $ S12 E21 N12 $ S12 E17 $ W4 S23 E15 N23 $.

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	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	1996	1996	3	72	3,137	

LAND DESCRIPTION

TOTAL OB/XF 4,397

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