LOT 67
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

BARTLETT BETHANY L L/E/
863 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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

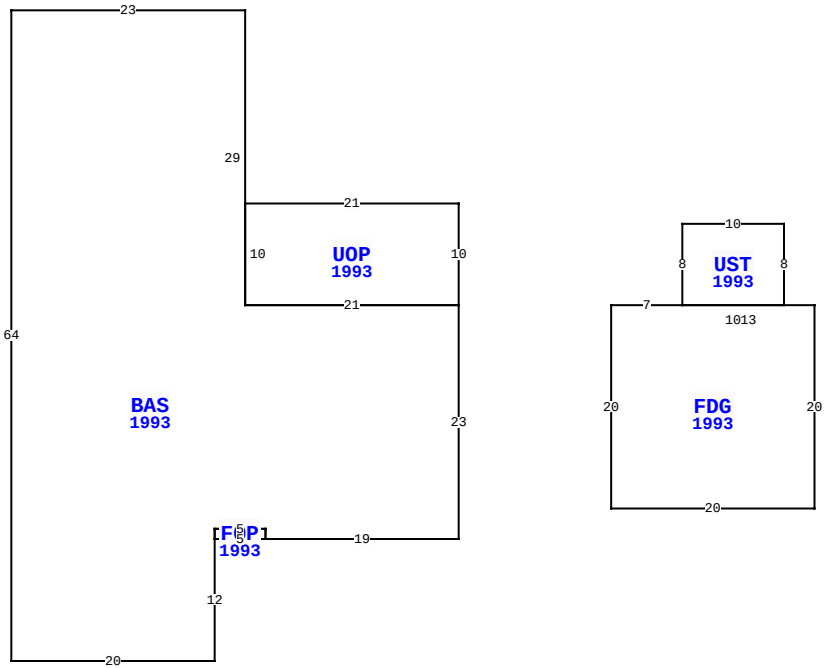
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	165,980
FDG	400	60	240	20,812
FOP	5	30	2	173
UOP	210	20	42	3,643
UST	80	45	36	3,122
TOTALS	2,609		2,234	193,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	112.7000	107.06	239,172	1976	1976	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1993 Heated Area: 1914 HX Base Yr 1993



863 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		193,729
TOTAL MARKET OB/XF VALUE		5,991
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		319,720
SOH/AGL Deduction		195,928
ASSESSED VALUE		123,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,792
TOTAL JUST VALUE		319,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0137	H/AC	900	06/01/1993
5571	XFOB	1,360	03/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1930	10/17/2022	LE	U	I	11	100
GRANTOR: BARTLETT BETHANY L						
GRANTEE: KESSEL KEVIN						
1892/0692	11/09/2013	QC	U	I	11	100
GRANTOR: KESSEL THOMAS M						
GRANTEE: KESSEL BETHANY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N29 W23 S64 E20 N12 FOP=[YR=1993] E5 N1 W5S1$ N1 E5 S1 E19 N23$ UOP=[YR=1993] N10 W21 S10 E21$ PTR= E15 FDG=[YR=1993] E7 UST=[YR=1993] N8 E10 S8 W10 $ E13 S20 W20 N20 $ W15 $.

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	1976	1976	3	38	1,330	
2	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	2017	2017	3	97	4,661	

LAND DESCRIPTION

TOTAL OB/XF 5,991

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