LOT 68 IN OR 210/643
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

WADE WILLIAM H & JUDITH T
875 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0068-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2.5 100
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

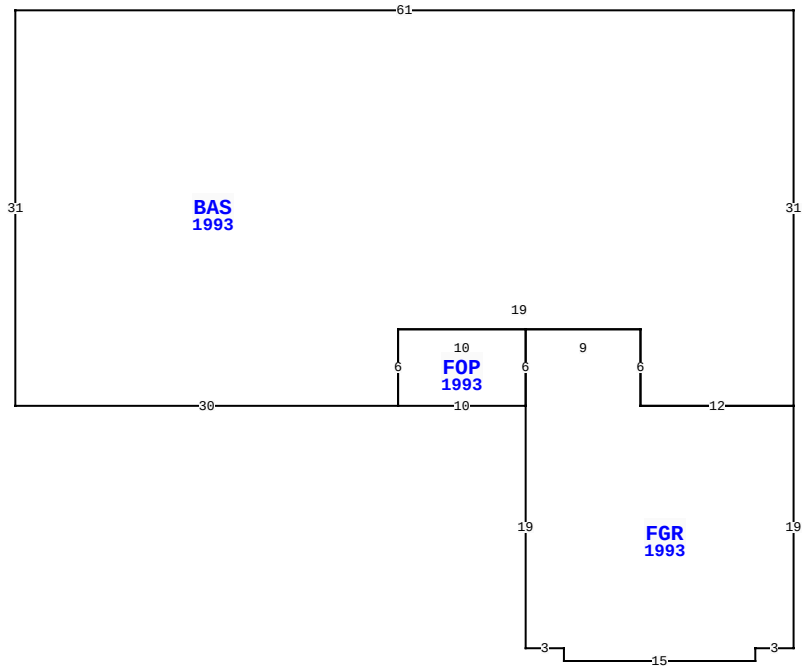
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1,777	151,592
FGR	468	55	257	21,924
FOP	60	30	18	1,536
TOTALS	2,305		2,052	175,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	122.8430	116.70	239,468	1976	1985	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 1977 Heated Area: 1777 HX Base Yr 1977



875 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		175,051
TOTAL MARKET OB/XF VALUE		2,080
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		297,131
SOH/AGL Deduction		176,389
ASSESSED VALUE		120,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,742
TOTAL JUST VALUE		297,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0210/0643	1/01/1976	WD	Q	I		41,000
GRANTOR:						
GRANTEE:						
0204/0178	1/01/1975	MS	U	V		92,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S31 E30 FOP=[YR=1993] E10 FGR=[YR=1993] S19 E3 S1 E15 N1 E3 N19 W12 N6 W9 S6 $ N6 W10S6 $ N6 E19 S6 E12 N31$.

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	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	148.00	SF	6.50	6.50	100	1985	1985	3	47	452	

LAND DESCRIPTION

TOTAL OB/XF 2,080

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