

LOTS 69 & 70  
& PT ABANDONED R/W RESOLUTION  
91-111 IN OR 644/779

SWINDLE SUMMER  
879 OAK LN  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0069-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 90       |              |                      |
| Exterior Wall            | 20               | FACE BRICK 10    |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 70        |              |                      |
| Interior Floor           | 11               | CLAY TILE 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                  | 04               | Quality Level 04 |              |                      |
| 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                      | 1,712            | 100              | 1,712        | 199,538              |
| FGR                      | 484              | 55               | 266          | 31,003               |
| FOP                      | 88               | 30               | 26           | 3,030                |
| TOTALS                   | 2,284            |                  | 2,004        | 233,572              |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |         |        |  |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0900                             | 01  | 2,004     | 113.3958    | 141.74         | 284,047        | 1975 | 1985 | 0    | 0    | 0 17.77 | 82.23  |  |
| 1 SNGL FAM - 100% - 2023         |     |           |             |                |                |      |      |      |      |         |        |  |
| Heated Area: 1712                |     |           |             |                |                |      |      |      |      |         |        |  |
| HX Base Yr 2023                  |     |           |             |                |                |      |      |      |      |         |        |  |
|                                  |     |           |             |                |                |      |      |      |      |         |        |  |
| 879 OAK LN, FERNANDINA BEACH     |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |         |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |         |        |  |
| 03/14/2024 MLU                   |     |           |             |                |                |      |      |      |      |         |        |  |

| NASSAU COUNTY PROPERTY                                   |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1                                              |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY                                             |  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 8                                             |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                                                |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| 233,572                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE                                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5,166                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET                                |  |  |  |  |  |  |  |  |  |  |  |  |
| 180,000                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| 418,738                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 29,361                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE                                           |  |  |  |  |  |  |  |  |  |  |  |  |
| 389,377                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| HX HB                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| 50,000                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| 339,377                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE                                         |  |  |  |  |  |  |  |  |  |  |  |  |
| 418,738                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| 0                                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                                             |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| 378,036                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| PERMIT NUM                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| DESCRIPTION                                              |  |  |  |  |  |  |  |  |  |  |  |  |
| AMT                                                      |  |  |  |  |  |  |  |  |  |  |  |  |
| ISSUED                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| 4839                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| REPAIR/RRF                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| 3,600                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/21/1988                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| SALES DATA                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| OFF RECORD                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| Number                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| DATE                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| TYPE                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| Q / V                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| U / I                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| RSN                                                      |  |  |  |  |  |  |  |  |  |  |  |  |
| CD                                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| SALE                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
| PRICE                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
| 2597/0617                                                |  |  |  |  |  |  |  |  |  |  |  |  |
| 10/12/2022                                               |  |  |  |  |  |  |  |  |  |  |  |  |
| PR                                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| U                                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| I                                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 19                                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| 455,000                                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: WAYNNE KIM M & MARK J                           |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: SWINDLE SUMMER                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| 0971/0325                                                |  |  |  |  |  |  |  |  |  |  |  |  |
| 2/15/2001                                                |  |  |  |  |  |  |  |  |  |  |  |  |
| QC                                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| U                                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| I                                                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 01                                                       |  |  |  |  |  |  |  |  |  |  |  |  |
| 100                                                      |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: CHOSNEY JOSEPH S                                |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: CHOSNEY MARY J                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING NOTES                                           |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                      |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993] W60 S30 FGR=[YR=1993] S22 E22 N22W22\$ E22 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] E11 N8 W11 S8\$ N8 E11 S8 E27 N30\$ .      |  |  |  |  |  |  |  |  |  |  |  |  |

| EXTRA FEATURES |             |             |     |     |   |   | 879 OAK LN, FERNANDINA BEACH |    |          |                | INC DATE  |         | AG DATE     |   |        |                  |       |
|----------------|-------------|-------------|-----|-----|---|---|------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|------------------|-------|
| L N            | 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 | 308.00                       | SF | 6.50     | 6.50           | 100       | 1980    | 1980        | 3 | 32.5   | 651              |       |
| 2              | 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            |       |
| 3              | 0802        | ASPHALT B   | 0   | 100 | 0 | 0 | 600.00                       | SF | 2.40     | 2.40           | 100       | 1980    | 1980        | 3 | 50     | 720              |       |
| 4              | 0861        | POOL GUNIT  | 0   | 100 | 0 | 0 | 720.00                       | SF | 8.50     | 8.50           | 100       | 1980    | 1980        | 3 | 20     | 1,224            |       |
| 5              | 0845        | KOOL DECK   | 0   | 100 | 0 | 0 | 400.00                       | SF | 7.25     | 7.25           | 100       | 1980    | 1980        | 3 | 32.5   | 943              |       |
|                |             |             |     |     |   |   |                              |    |          |                |           |         |             |   |        |                  |       |
|                |             |             |     |     |   |   |                              |    |          |                |           |         |             |   |        |                  |       |
|                |             |             |     |     |   |   |                              |    |          |                |           |         |             |   |        |                  |       |
|                |             |             |     |     |   |   |                              |    |          |                |           |         |             |   |        |                  |       |