LOT 77
IN OR 533 PG 849
OAKVIEW SUB PB 4/51

PRICE CHARLENE C
842 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

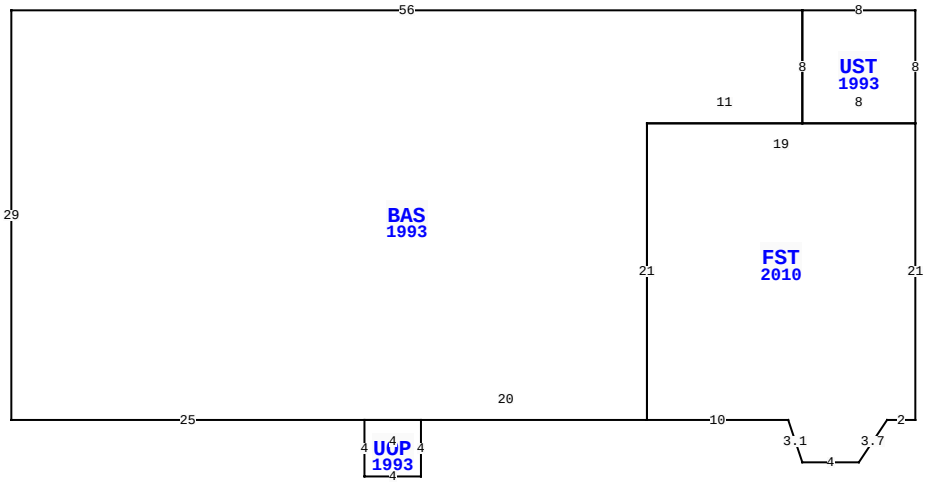
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	124,799
FST	416	55	229	20,516
UOP	16	20	3	269
UST	64	45	29	2,598
TOTALS	1,889		1,654	148,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	130.5250	124.00	205,096	1975	1985	0	0	0	27.75	72.25

1 SINGLE FAM – 100% - 1988 Heated Area: 1393 HX Base Yr 1988



842 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		148,182
TOTAL MARKET OB/XF VALUE		4,582
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		272,764
SOH/AGL Deduction		168,835
ASSESSED VALUE		103,929
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		48,929
TOTAL JUST VALUE		272,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0533/0849	12/22/1987	WD	Q	I		70,000
GRANTOR: HATTON THOMAS EDWARD						
GRANTEE: PRICE JAMES & C C						
0276/0099	9/01/1978	WD	Q	I		33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S29 E25 UOP=[YR=1993] S4 E4 N4W4$ E20
FST=[YR=2010] E10 D3 R1 E4 U3 R2 E2 N21 UST=[YR=1993] N8
W8 S8E8$ W19S21$ N21 E11 N8$.

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	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1990	1990	3	59.5	248	
2	0811	CONCRETE B	0	100	0	0	1,170.00	SF	5.20	5.20	100	1990	1990	3	59.5	3,620	
3	1242	WD DECK A	0	100	34	14	476.00	SF	7.50	7.50	100	1995	1995	3	20	714	

LAND DESCRIPTION

TOTAL OB/XF 4,582

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