LOT 78
IN OR 1337/600 & OR 1796/808
OAKVIEW SUB PB 4/51

BROWN STANFORD C
838 OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

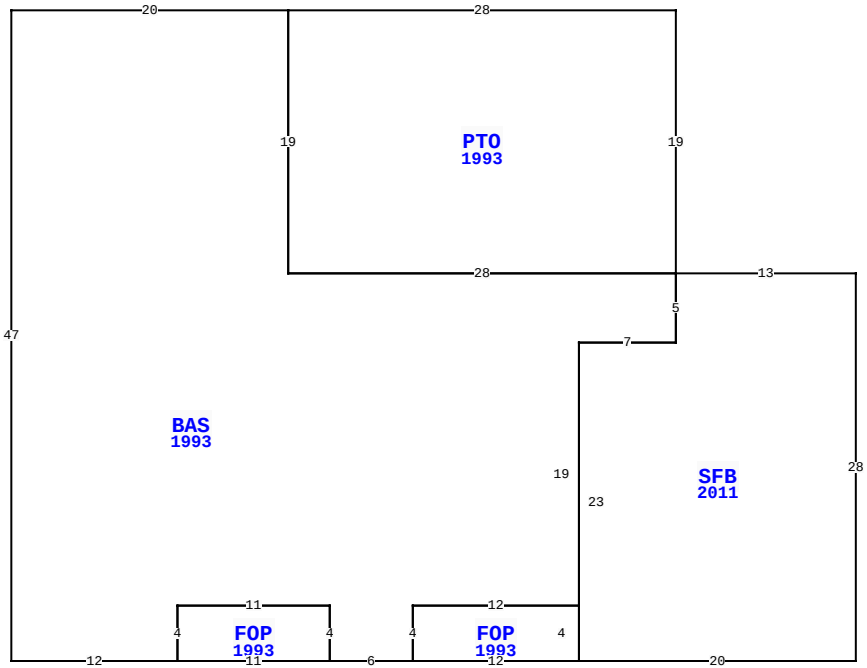
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,471	100	1,471	133,950
FOP	44	30	13	1,183
FOP	48	30	14	1,275
PTO	532	5	27	2,458
SFB	525	80	420	38,245
TOTALS	2,620		1,945	177,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,945	118.3350	112.42	218,657	1976	1976	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1891 HX Base Yr 2015



838 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		177,112
TOTAL MARKET OB/XF VALUE		3,551
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		300,663
SOH/AGL Deduction		144,400
ASSESSED VALUE		156,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,263
TOTAL JUST VALUE		300,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313586	REPAIR/RRF	8,640	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/0808	6/04/2012	QC	U	I	11	100
GRANTOR: BROWN STANFORD C & BA						
GRANTEE: BROWN STANFORD C						
1337/0600	7/29/2005	WD	Q	I		184,000
GRANTOR: CARTER AUBREY CLAYTON						
GRANTEE: BROWN STANFORD C						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W13 PTO=[YR=1993] N19 W28 S19 E28 $
BAS=[YR=1993] W28 N19 W20 S47 E12 FOP=[YR=1993] E11 N4 W11 S4 $ N4 E11 S4 E6 FOP=[YR=1993] E12 N4 W12 S4 $ N4 E12 N19 E7 N5 $ S5 W7 S23 E20 N28 $.

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	0811	CONCRETE B	0	100	57	16	912.00	SF	5.20	5.20	100	1976	1976	3	27	1,280	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	
3	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50	6.50	100	1976	1976	3	27	77	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 3,551

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