

LOT 3
IN OR 1734/1241
OCEAN FOREST PB 5/124

BANDELIN DAVID E/RYBAK MARYANNE
4857 OCEAN FOREST LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	05 AVERAGE 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC 3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	255,760
FGR	540	55	297	35,932
FOP	35	30	10	1,210
FOP	224	30	67	8,106
FSP	280	40	112	13,550
PTO	30	5	2	242
PTO	170	5	8	968
TOTALS	3,393		2,610	315,767

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000140 C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,610	113.8032	142.25	371,272	1993	1993	0	0	0 14.95	85.05
1 SNGL FAM - 100% - 0 Heated Area: 2114 HX Base Yr											
4857 OCEAN FOREST LN, FERNANDINA BEACH											
BLD DATE XF DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											

TOTAL OB/XF 4,715											
L N	OB/XF CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		315,767	
TOTAL MARKET OB/XF VALUE		4,715	
TOTAL LAND VALUE - MARKET		367,500	
TOTAL MARKET VALUE		687,982	
SOH/AGL Deduction		357,881	
ASSESSED VALUE		330,101	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		280,101	
TOTAL JUST VALUE		687,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,106	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00165	NEW CONSTR	120,000	05/18/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1734/1241	4/04/2011	QC	U	I	11
GRANTOR: BANDELIN DAVID E					
GRANTEE: BANDELIN DAVID E &					
1182/0382	10/21/2003	QC	U	I	07
GRANTOR: BANDELIN DAVID B					
GRANTEE: BANDELIN DAVID E					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W13 FSP=[YR=2010] N10 W28 PTO=[YR=2010] W17 S10 E17 N10\$ S10 FOP=[YR=1993] S8E28 N8 W28\$ E28\$S8 W28 N8 W17S41 E16 FOP=[YR=1993] S1 E7 N5 W7 S4\$ N4E7 S4 E13 FGR=[YR=1993] S24 E22 N15 PTO=[YR=1993] E3 N10 W3 S10\$ N9 W7 N2 W6 S2 W9\$ E9 N2 E6 S2 E7 N41\$.	