

LOT 5
IN OR 601 PG 598
OCEAN FOREST PB 5/124

MISCHLEY WALTER A & DEBORAH L
1637 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	12	CEDAR 100	0900	01	3,239	110.6070	138.26	447,824	1987	1993	0	0	0	15.00	85.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1991													Heated Area: 2686													HX Base Yr 1991												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 50																																							
Interior Floo	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	3	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	2,344	100	2,344	275,469																																					
BAS	342	100	342	40,192																																					
FEP	209	80	167	19,626																																					
FGR	484	55	266	31,260																																					
FOP	96	30	29	3,409																																					
FST	28	55	15	1,763																																					
USP	252	30	76	8,932																																					
TOTALS			3,755	3,239	380,650																																				
EXTRA FEATURES					1637 OCEAN FOREST DR, FERNANDINA BEACH																																				
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	0820	WOOD WALK	0	100	0	0	264.00	SF	11.75	11.75	100	1990	1990	3	40	1,241																									
2	0811	CONCRETE B	0	100	0	0	977.00	SF	5.20	5.20	100	1987	1987	3	52	2,642																									
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240																									
4	0820	WOOD WALK	0	100	0	0	547.00	SF	11.75	11.75	100	2000	2000	3	40	2,571																									
5	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	2000	2000	3	20	780																									
6	0830	FLAGSTONE	0	100	0	0	253.00	SF	12.00	12.00	100	2000	2000	3	79	2,398																									
7	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	2000	2000	3	79	3,270																									
TOTAL OB/XF																		14,142																							
LAND DESCRIPTION																		TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	350,000.00	367,500.00	367,500																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 367,500 Market: 0 Agricultural: 0 Common: 367,500 PRINTED 08/06/2024 BY SYS																																									