

LOT 6
IN OR 1507/1977
OCEAN FOREST PB 5/124

MEE PAUL V
1635 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,218	100	2,218	259,900
FGR	606	55	333	39,020
FOP	62	30	19	2,226
FOP	306	30	92	10,781
FUS	386	100	386	45,230
TOTALS	3,578		3,048	357,157

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00	100	1994	1994	3	68	3,702	
3	0855	CONC PAVER	0	100	0	0	184.00	SF	7.00	7.00	100	2012	2012	3	93	1,198	
4	1242	WD DECK A	0	100	0	0	528.00	SF	10.00	10.00	100	2005	2005	3	24	1,267	
5	0820	WOOD WALK	0	100	0	0	46.00	SF	11.75	11.75	100	2005	2005	3	40	216	

LAND DESCRIPTION

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

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				PAGE 1 of 1		8								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
0900	01	3,048	109.6410	137.05	417,728	1994	1994	0	0	0	14.50	85.50	VALUATION BY					STANDARD								
1 SNGL FAM - 100% - 2001												Tax Group: 8						Tax Dist:								
Heated Area: 2604												BUILDING MARKET VALUE								357,157						
HX Base Yr 2001												TOTAL MARKET OB/XF VALUE								7,903						
												TOTAL LAND VALUE - MARKET								367,500						
												TOTAL MARKET VALUE								732,560						
												SOH/AGL Deduction								384,812						
												ASSESSED VALUE								347,748						
												TOTAL EXEMPTION VALUE						HX HB		50,000						
												BASE TAXABLE VALUE								297,748						
												TOTAL JUST VALUE								732,560						
												NCON VALUE								0						
												INCOME VALUE														
												PREVIOUS YEAR MKT VALUE								611,995						

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1635 OCEAN FOREST DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/14/2024	MLU
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TOTAL OB/XF 7,903

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							

Total Acres: 0.00 Total Land Value: 367,500 Market: 0 Agricultural: 0 Common: 367,500

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				357,157			
TOTAL MARKET OB/XF VALUE				7,903			
TOTAL LAND VALUE - MARKET				367,500			
TOTAL MARKET VALUE				732,560			
SOH/AGL Deduction				384,812			
ASSESSED VALUE				347,748			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				297,748			
TOTAL JUST VALUE				732,560			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				611,995			

BUILDING NOTES

BUILDING DIMENSIONS																							
BAS=[YR=1994] W13 S4 W20 FOP=[YR=1994] W28 S11 E26 U2 R2 N9\$ S9 L2 D2 W26 S32 E5 S3 E12 N3 E3 FOP=[YR=1994] S4 E10 N3 W2 N5 W6 S4 W2 \$ E2 N4 E6 S5 E13 FGR=[YR=1994] S16 E23 N30 W11 S7 W12 S7 \$ N7 E12 N7 E8 N34 \$ PTR= N15 FUS=[YR=1994] N29 W11 S7 E3 S3 W7 S19 E15 \$ S15 \$.																							

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							

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