



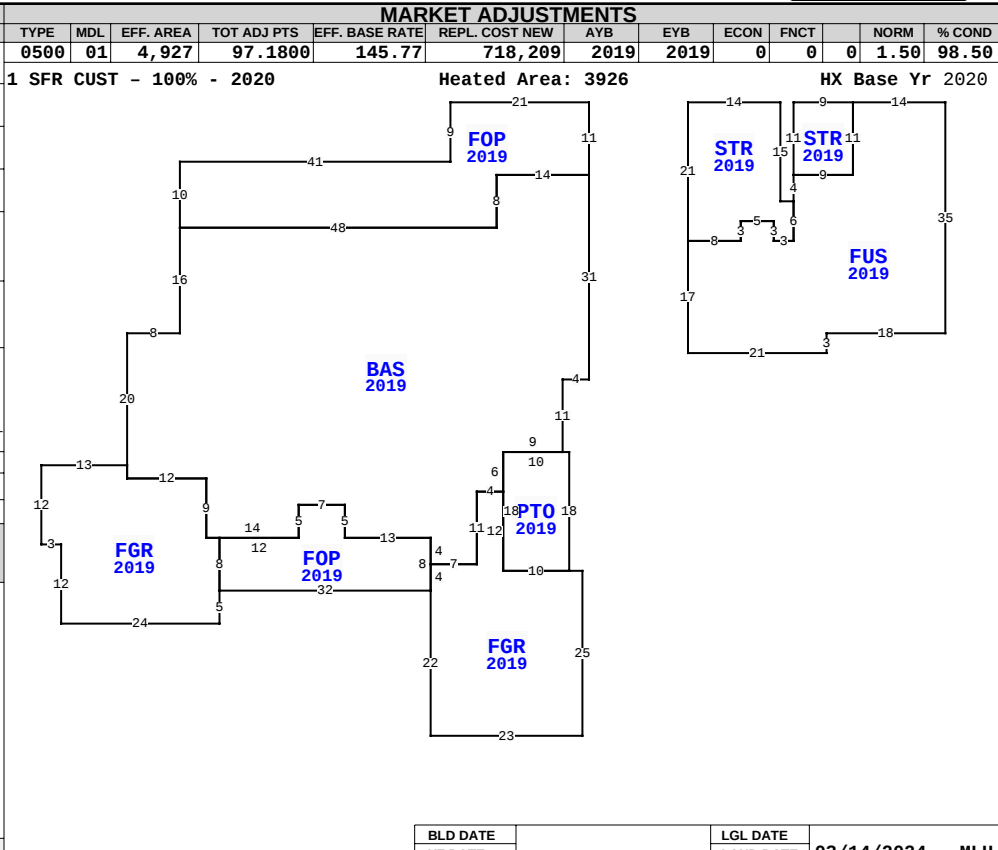
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,918	100	2,918	418,977
FGR	566	55	311	44,654
FGR	630	55	346	49,679
FOP	291	30	87	12,492
FOP	697	30	209	30,009
FUS	1,008	100	1,008	144,732
PTO	180	5	9	1,292
STR	99	10	10	1,436
STR	291	10	29	4,164
TOTALS	6,680		4,927	707,436

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,677.00	SF	10.00	10.00
2	0861	POOL GUNIT	0 100	0	0	514.00	SF	85.00	85.00
3	0911	SCRN RM A	0 100	0	0	1,320.00	SF	17.50	17.50
4	0855	CONC PAVER	0 100	0	0	806.00	SF	20.00	20.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00



1625 OCEAN FOREST DR, FERNANDINA BEACH									
TOTAL OB/XF 97,440									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		707,436	
TOTAL MARKET OB/XF VALUE		97,440	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		1,189,876	
SOH/AGL Deduction		359,373	
ASSESSED VALUE		830,503	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		780,503	
TOTAL JUST VALUE		1,189,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,050,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008806	CO ISSUED	0	08/16/2019
19006079	SCRNENCL	12,568	07/01/2019
B1904127	SWIM POOL	96,230	04/24/2019
B1812335	NEW CONSTR	545,617	12/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/621	12/12/2023	WD U	I		11	100
GRANTOR:WHITE LEON M III & JE						
GRANTEE:WHITE FAMILY TRUST						
2230/0647	10/11/2018	WD Q	V		02	175,000
GRANTOR:GWENDOLYN M WHITE REV						
GRANTEE:WHITE LEON M III &						

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2019] W21 S9 W41 S10 BAS=[YR=2019] S16 W8 S20 FGR=[YR=2019] W13 S12 E3 S12 E24 N5 FOP=[YR=2019] E32 FGR=[YR=2019] S22 E23 N25 W2 PTO=[YR=2019] N18 W10 S18 E10\$ W10 N12 W4 S11 W7 S4\$ N8 W13 N5 W7 S5 W12 S8\$ N8 W2 N9 W12 N2\$ S2 E12 S9 E14 N5 E7 S5 E13 S4 E7 N11 E4 N6 E9 N11 E4 N31 W14 S8 W48\$ E48 N8 E14 N11\$ PTR=E15 STR=[YR=2019] E14 S15 E2 FUS=[YR=2019] N4 STR=[YR=2019] N11 E9 S11 W9\$ E9 N11 E14 S35 W18 S3 W21 N17 E8 N3 E5 S3 E3 N6\$ S6 W3 N3 W5 S3 W8 N21\$ W15\$.									