



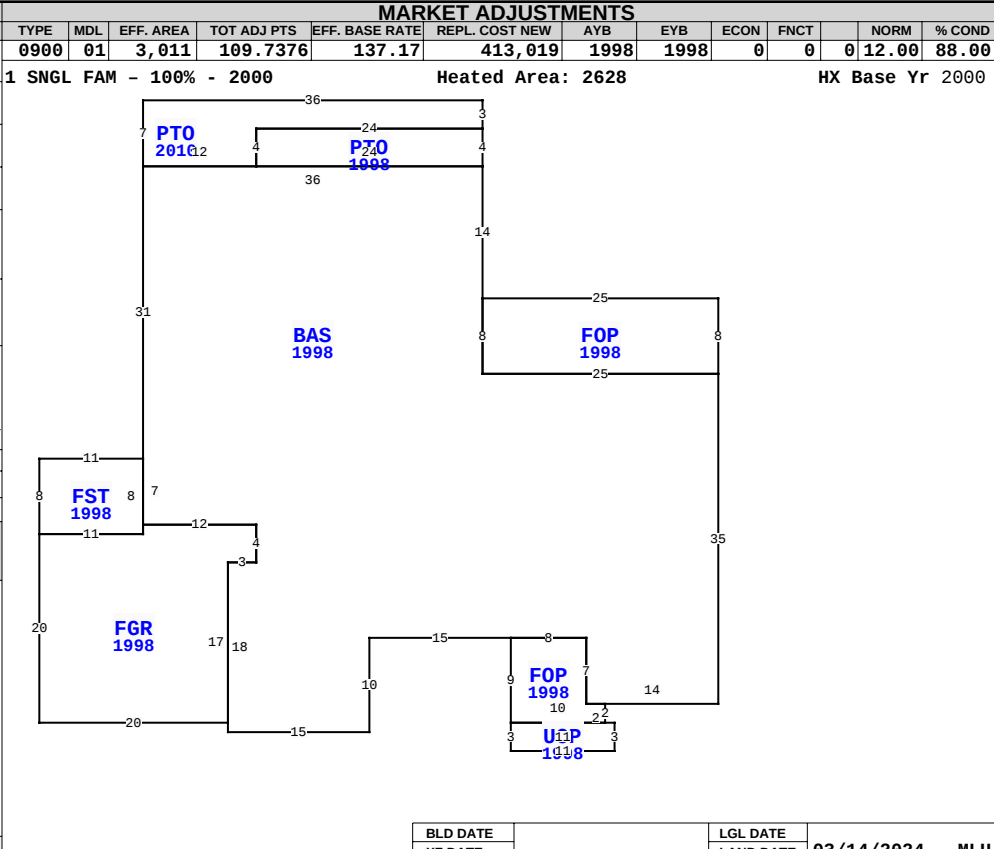
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,628	100	2,628	317,225
FGR	421	55	232	28,004
FOP	76	30	23	2,776
FOP	200	30	60	7,242
FST	88	55	48	5,794
PTO	96	5	5	604
PTO	156	5	8	965
UOP	33	20	7	845
TOTALS	3,698		3,011	363,457

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	2,684.00	SF	6.50	6.50	
3	0845	KOOL DECK	0	100	0	0	231.00	SF	7.25	7.25	
4	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	
5	0861	POOL GUNIT	0	100	0	0	215.00	SF	85.00	85.00	
6	0910	SCRN RM L	0	100	25	18	450.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	SFR GOLF A	100	0003	RSF-1	0.00	0.00	1.00	LT	



1615 OCEAN FOREST DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/14/2024 MLU					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										363,457	
TOTAL MARKET OB/XF VALUE										25,599	
TOTAL LAND VALUE - MARKET										367,500	
TOTAL MARKET VALUE										756,556	
SOH/AGL Deduction										404,446	
ASSESSED VALUE										352,110	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										302,110	
TOTAL JUST VALUE										756,556	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										636,237	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805287	XFOB	3,538	08/01/1998
B9805020	SWIM POOL	15,300	03/01/1998
B9804718	NEW CONSTR	124,993	02/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2664/431	6/15/2023	QC	U	I	11	100	
GRANTOR: SCHONINGER STEVEN G &							
GRANTEE: SCHONINGER AUDREY L							
0912/1843	12/28/1999	WD	Q	I		308,000	
GRANTOR: SHIELDS RAYMOND A III							
GRANTEE: SCHONINGER STEVEN G							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=1998] W25 BAS=[YR=1998] N14 PTO=[YR=1998] N4 PTO=[YR=2010] N3 W36 S7 E12 N4 E24\$ W24 S4 E24\$ W36 S31 FST=[YR=1998] W11 S8 E11 N8 \$ S7 FGR=[YR=1998] S1 W11 S20 E20 N17 E3 N4 W12 \$ E12 S4 W3 S18 E15 N10 E15 FOP=[YR=1998] S9 UOP=[YR=1998] S3 E11 N3 W11 \$ E10 N2 W2 N7 W8 \$ E8 S7 E14 N35 W25 N8 \$ S8 E25 N8 \$.											