

LOT 14
IN OR 793/1116
OCEAN FOREST PB 5/124

COX DAVID WAYNE
1618 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	3033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2,001	244,622
FGR	648	55	356	43,521
FOP	60	30	18	2,201
FOP	73	30	22	2,689
FOP	152	30	46	5,623
PTO	133	5	7	855

TOTALS	3,067		2,450	299,512
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EXTRA FEATURES				
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0 100	0	0	1,663.00	SF	6.50	6.50	100	1998	1998	3	75	8,107	
3	0810	CONCRETE A	0 100	0	0	269.00	SF	6.50	6.50	100	1998	1998	3	75	1,311	
4	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	1998	1998	3	75	117	

LAND DESCRIPTION			TOTAL OB/XF 12,370													
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
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,450	111.1320	138.92	340,354	1998	1998	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 1999 Heated Area: 2001 HX Base Yr 1999											

1618 OCEAN FOREST DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		299,512			
TOTAL MARKET OB/XF VALUE		12,370			
TOTAL LAND VALUE - MARKET		350,000			
TOTAL MARKET VALUE		661,882			
SOH/AGL Deduction		426,738			
ASSESSED VALUE		235,144			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		185,144			
TOTAL JUST VALUE		661,882			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		548,838			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804662	NEW CONSTR	133,800	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0793/1116	5/15/1997	WD	Q	I	
GRANTOR: COPELAND E O					SALE PRICE
GRANTEE: COX DAVID WAYNE					34,800
GRANTOR: OCEAN FOREST PTRNSHP					
GRANTEE: COPELAND E O					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W4 FOP=[YR=1998] N6 W10 S6 E10 \$ W14					
PTO=[YR=1998] N7 W19 S7 FOP=[YR=1998] S8 E19 N8 W19 \$ E19 \$					
S8 W19 N15 W12 S51 E10 FOP=[YR=1998] S4 E10 N6 U3 L3 W4 S3					
D2 L2 W1\$ E1 U2 R2 N3 E4 D2 R3 E8 FGR=[YR=1998] S28 E24					
N26 W12 N2 W12 \$ E12 S2 E9 N5 R2 U2 N6 L2 U2 N28 \$.					