

LOT 20
IN OR 1736/1390 & OR 1892/630
OCEAN FOREST PB 5/124

PIGG RICHARD A
1630 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,626	100	1,626	183,922
DCK	244	10	24	2,714
FOP	118	30	35	3,959
FUS	252	100	252	28,504
UGR	506	45	228	25,790

TOTALS 2,746 2,165 244,889

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,425.00	SF	4.00	
3	0825	BRICK	0 100	0	0	372.00	SF	12.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,165	108.0450	135.06	292,405	1987	1987	0	0	0 16.25	83.75
1 SNGL FAM - 100% - 2021 Heated Area: 1878 HX Base Yr 2021											

1630 OCEAN FOREST DR, FERNANDINA BEACH

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Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	244,889		
TOTAL MARKET OB/XF VALUE	8,442		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	603,331		
SOH/AGL Deduction	173,862		
ASSESSED VALUE	429,469		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	379,469		
TOTAL JUST VALUE	603,331		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	491,998		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3959	N/A	56,070	03/19/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1892/0630	11/26/2013	QC	U	I	11	100	
GRANTOR: PIGG ROBERT A							
GRANTEE: PIGG RICHARD A							
1736/1390	5/02/2011	WD	U	I	11	100	
GRANTOR: PIGG LUTHER RAY							
GRANTEE: PIGG ROBERT A & RIC							

BUILDING NOTES									
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BUILDING DIMENSIONS
DCK=[YR=1993] W26 BAS=[YR=1993] W18 S24 W2 S6 UGR=[YR=1993] W20 S22 E23 N22 W3 \$E3 S14 E12 FOP=[YR=1993] S3 E18 N7 W14 D4 L4 \$ U4 R4 E14 S4 E13 N34 W5 N2 W8 S2 W13 N10 \$ S10 E13 N2 E8 S2 E5 N10 \$ PTR= E20 FUS=[YR=1993] E12 S21 W12 N21 \$ W20 \$.