LOT 22
OCEAN FOREST PB 5/124

MARX NANCY ANN REVOCABLE TRUST/MARX NANCY ANN TRUS
1634 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0022-0000

BUILDING CHARACTERISTICS

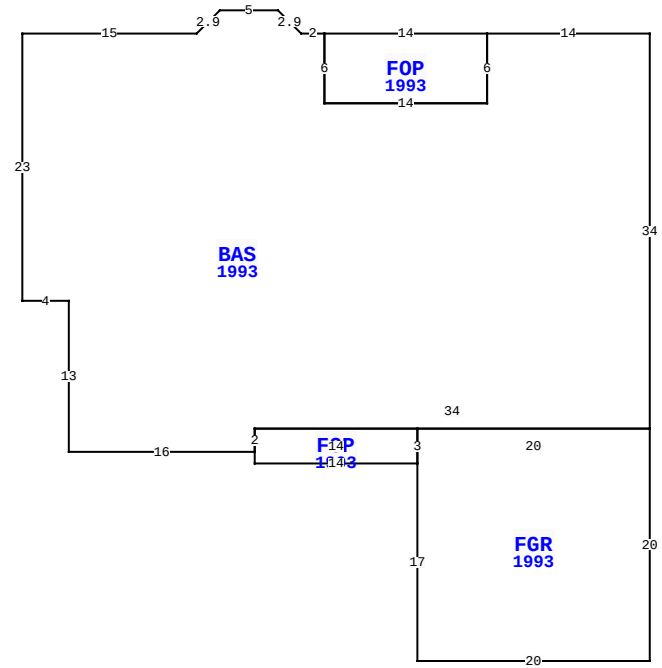
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,754	100	1,754	228,382
FGR	400	55	220	28,646
FOP	42	30	13	1,693
FOP	84	30	25	3,255
TOTALS	2,280		2,012	261,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,012	123.2742	154.09	310,029	1987	1992	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2017 Heated Area: 1754 HX Base Yr 2017



1634 OCEAN FOREST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,975
TOTAL MARKET OB/XF VALUE		11,247
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		623,222
SOH/AGL Deduction		397,732
ASSESSED VALUE		225,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,490
TOTAL JUST VALUE		623,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218969	REPAIR/RRF	15,742	08/01/2021
B19167	ADDITION	10,900	12/01/2006
B874210	N/A	64,100	07/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/95	6/03/2024	QC	U	I	11	100
GRANTOR: MARX NANCY ANN						
GRANTEE: MARX NANCY ANN REVO						
2443/0271	3/16/2021	QC	U	I	11	100
GRANTOR: BOWE CLARENCE EDWARD						
GRANTEE: MARX NANCY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W14 S6 E14 N6$ S6 W14 N6 W2 L2 U2 W5 D2 L2 W15 S23 E4 S13 E16 FOP=[YR=1993] S1 E14 FGR=[YR=1993] S17 E20 N20 W20 S3$ N3 W14 S2$ N2 E34 N34$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	1987	1987	3	52	1,676	
2	0810	CONCRETE A	0	100	17	10	170.00	SF	6.50	6.50	100	1987	1987	3	52	575	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0911	SCRN RM A	0	100	0	0	512.00	SF	17.50	17.50	100	2007	2007	3	31	2,778	
5	0835	QUARY TILE	0	100	0	0	460.00	SF	10.00	10.00	100	2007	2007	3	88	4,048	

LAND DESCRIPTION

TOTAL OB/XF 11,247

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	350,000							

REVIEW DATE 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS