LOT 26
IN OR 708/846
OCEAN FOREST PB 5/124

BELL WADE H III & PAMELA S
1642 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

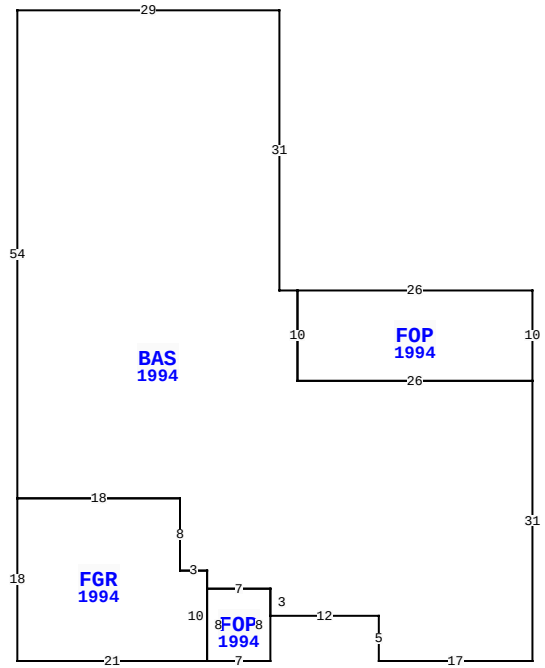
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,506	100	2,506	300,543
FGR	354	55	195	23,386
FOP	56	30	17	2,039
FOP	260	30	78	9,354
TOTALS	3,176		2,796	335,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,796	111.9888	139.99	391,412	1994	1994	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 1995 Heated Area: 2506 HX Base Yr 1995



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

1642 OCEAN FOREST DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		335,323
TOTAL MARKET OB/XF VALUE		30,255
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		715,578
SOH/AGL Deduction		447,428
ASSESSED VALUE		268,150
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,150
TOTAL JUST VALUE		715,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14656	ADDITION	12,250	02/01/2005
B9401383	SWIM POOL	15,250	10/01/1994
B0711	NEW CONSTR	97,887	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/0846	7/01/1994	WD	Q	I		157,700
GRANTOR: SEAWARD HOMES INC						
GRANTEE: BELL WADE H III & P						
0696/0785	1/14/1994	WD	U	V	06	28,500
GRANTOR: PAPROCKI MICHAEL & DO						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W29 S54 FGR=[YR=1994] S18 E21 FOP=[YR=1994] E7 N8 W7 S8 $ N10 W3 N8 W18 $ E18 S8 E3 S2 E7 S3 E12 S5 E17 N31 FOP=[YR=1994] N10 W26 S10 E26 $ W26 N10 W2 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	1994	1994	3	68	4,080	
3	0861	POOL GUNIT	0	100	0	0	726.00	SF	85.00	85.00	100	1994	1994	3	20	12,342	
4	0845	KOOL DECK	0	100	0	0	708.00	SF	7.25	7.25	100	1994	1994	3	68	3,490	
5	0810	CONCRETE A	0	100	0	0	239.00	SF	6.50	6.50	100	1994	1994	3	68	1,056	
6	0910	SCRN RM L	0	100	0	0	1,669.00	SF	15.00	15.00	100	2005	2005	3	24	6,008	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2003	2003	3	21	403	
8	0754	FOP	0	100	6	10	60.00	SF	15.00	15.00	100	2005	2005	3	24	216	

LAND DESCRIPTION

TOTAL OB/XF 30,255

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS