

SINGER JEFFREY & CHRISTA W
4936 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

00-00-30-046F-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC	100	0900	01	2,333	113.8074	142.26	331,893	1990	1990	0	0	0	16.50	83.50	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP	100	1 SNGL FAM - 100% - 2020													Heated Area: 1868					HX Base Yr 2020						
Roof Cover		03	COMP SHNGL	100														BUILDING MARKET VALUE					277,131						
Interior Wall		05	DRYWALL	100														TOTAL MARKET OB/XF VALUE					6,807						
Interior Floo		14	CARPET	80														TOTAL LAND VALUE - MARKET					350,000						
Interior Floo		11	CLAY TILE	20														TOTAL MARKET VALUE					633,938						
Air Condition		03	CENTRAL	100														SOH/AGL Deduction					258,488						
Heating Type		04	AIR DUCTED	100														ASSESSED VALUE					375,450						
Bedrooms			3 100															TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms			2 100															BASE TAXABLE VALUE					325,450						
Frame		02	WOOD FRAME	100														TOTAL JUST VALUE					633,938						
Stories		1.	1. 100															NCON VALUE					0						
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE	100	PREVIOUS YEAR MKT VALUE					521,919																			
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	1,868	100	1,868	221,895																									
FGR	484	55	266	31,597																									
FOP	68	30	20	2,376																									
FSP	264	40	106	12,592																									
FST	132	55	73	8,671																									
TOTALS	2,816		2,333	277,131																									
EXTRA FEATURES					4936 OCEAN FOREST LN, FERNANDINA BEACH																								
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	1990	1990	3	68	2,380															
2	0812	CONCRETE C	0 100	0 0	1,860.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,427															
LAND DESCRIPTION																TOTAL OB/XF 6,807													
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	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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																													