LOT 29
IN OR 1004/885
OCEAN FOREST PB 5/124

BORAKOVE FRED & TERRI J
4858 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0029-0000

BUILDING CHARACTERISTICS

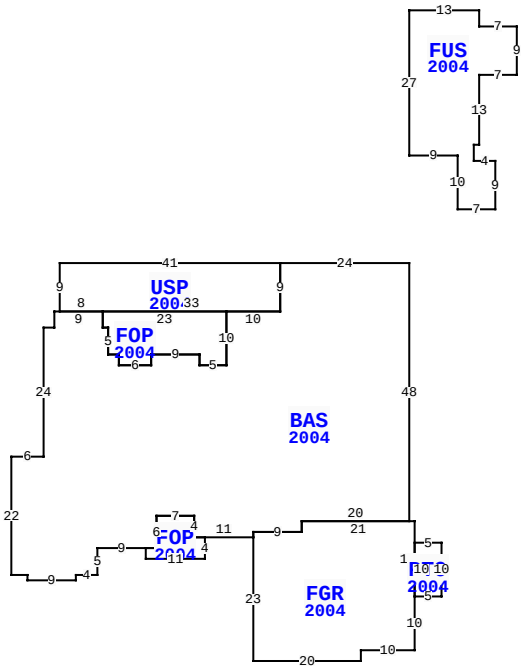
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,001	100	3,001	359,178
FGR	742	55	408	48,832
FOP	68	30	20	2,394
FOP	201	30	60	7,181
FUS	478	100	478	57,210
PTO	50	5	2	240
USP	369	30	111	13,285
TOTALS	4,909		4,080	488,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,080	105.7980	132.25	539,580	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 3479 HX Base Yr 2005



4858 OCEAN FOREST LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		488,320
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		850,120
SOH/AGL Deduction		421,152
ASSESSED VALUE		428,968
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		378,968
TOTAL JUST VALUE		850,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413355	ADDITION	3,542	07/01/2004
B0312098	NEW CONSTR	252,446	12/01/2003
R035695	REPAIR/RRF	5,500	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0885	8/22/2001	WD	Q	V		70,000
GRANTOR: VRABELY SUSAN						
GRANTEE: BORAKOVE FRED & TER						
0507/0241	12/31/1986	MS	U	V		44,000
GRANTOR: OCEAN FOREST PRTNSHP						
GRANTEE: VRABELY SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 USP=[YR=2004] W41 S9 E8 FOP=[YR=2004] S3 E1 S5 E2 S2 E6 N2 E9 S2 E5 N10 W23$ E33 N9$ S9 W10 S10 W5 N2 W9 S2 W6 N2 W2 N5 W1 N3 W9 S3 W2 S24 W6 S22 E3 S1 E9 N1 E4 N5 E9 FOP=[YR=2004] S2 E11 N4 W2 N4 W7 S6 W2$ E2 N6 E7 S4 E11 FGR=[YR=2004] S23 E20 N2 E10 N10 PTO=[YR=2004] E5 N10 W5 S10$ N14 W21 S2 W9 S1$ N1 E9 N2 E20 N48$ PTR=N20 FUS=[YR=2004] N27 E13 S3 E7 S9 W7 S13 W1 S3 E4 S9 W7 N10 W9$ S20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	88	1,760	
2	0855	CONC PAVER	0	100	0	0	1,010.00	SF	10.00	10.00	100	2004	2004	3	84	8,484	
3	0855	CONC PAVER	0	100	0	0	130.00	SF	10.00	10.00	100	2004	2004	3	84	1,092	
4	1126	CB/STC 8"	0	100	0	0	69.00	SF	8.00	8.00	100	2004	2004	3	84	464	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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 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