

PT OF LOT 6 & FRACT LOT 5  
IN OR 1513/1639  
WINDWARD COVE PB 5/294

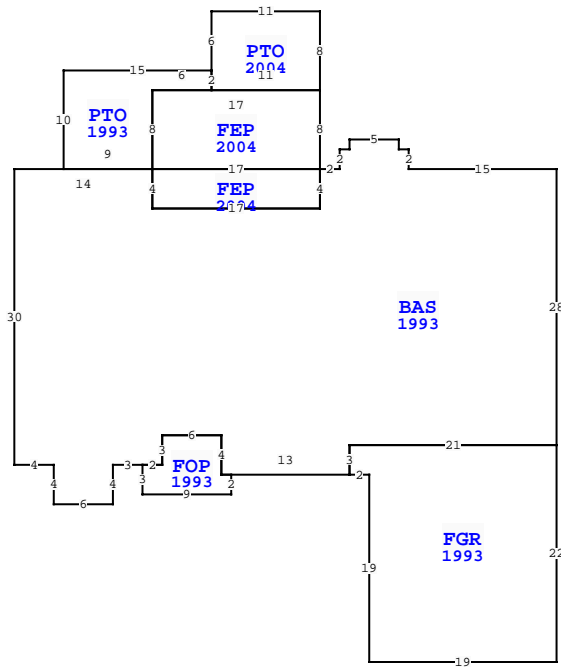
SHARPE LYN  
1635 OCEAN FOREST DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-090C-0006-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 80			
Exterior Wall	16 WD FR STUC 20			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	11 CLAY TILE 30			
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			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1,578	182,993
FEP	68	80	54	6,262
FEP	136	80	109	12,640
FGR	424	55	233	27,019
FOP	44	30	13	1,508
PTO	102	5	5	580
PTO	88	5	4	464
TOTALS	2,440		1,996	231,466

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,996	109.2700	136.59	272,634	1991	1992	0	0	0 15.10	84.90	
1 SNGL FAM - 0% - 0 Heated Area: 1578 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			231,466
TOTAL MARKET OB/XF VALUE			8,765
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			490,231
SOH/AGL Deduction			74,322
ASSESSED VALUE			415,909
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			415,909
TOTAL JUST VALUE			490,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413451	ADDITION	30,753	08/01/2004
7557	NEW CONSTR	68,046	10/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1639	7/20/2007	WD	Q	I		318,000
GRANTOR: PATTERSON CHARLES M &						
GRANTEE: SHARPE LYN						
1082/0383	9/23/2002	WD	Q	I		185,000
GRANTOR: BREELAND FRANK E & DO						
GRANTEE: PATTERSON CHARLES M						

EXTRA FEATURES																	
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	0812	CONCRETE C	0	0	0	0	1,236.00	SF	4.00	4.00	100	1991	1991	3	62	3,065	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
3	1242	WD DECK A	0	0	0	0	114.00	SF	10.00	10.00	100	1992	1992	3	20	228	
4	0820	WOOD WALK	0	0	0	0	74.00	SF	11.75	11.75	100	1992	1992	3	40	348	
5	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1991	1991	3	62	399	
6	0811	CONCRETE B	0	0	0	0	428.00	SF	5.20	5.20	100	2002	2002	3	82	1,825	
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2002	2002	3	20	257	
8	0940	SHEDS/PORT	0	0	6	8	48.00	SF	20.10	20.10	100	2002	2002	3	20	193	
TOTALS													8,765				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W15 N2 W1 N1 W5 S1 W1 S2 W2 FEP=[YR=2004] N8 PTO=[YR=2004] N8 W11 S6 PTO=[YR=1993] W15 S10 E9 N8 E6 N2 \$ S2 E11 \$ W17 S8 E17 \$ FEP=[YR=2004] W17 S4 E17 N4 \$ S4 W17 N4 W14 S30 E4 S4 E6 N4 E3 FOP=[YR=1993] S3 E9 N2 W1 N4 W6 S3 W2 \$ E2 N3 E6 S4 E13 FGR=[YR=1993] E2 S19 E19 N22 W21 S3 \$ N3 E21 N28 \$ .			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	250,000.00	250,000.00	250,000									