LOT 1
IN OR 2200/642
OCEAN OAKS PB 6/50

MACDONELL JAMES & GERALDINE L
1006 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

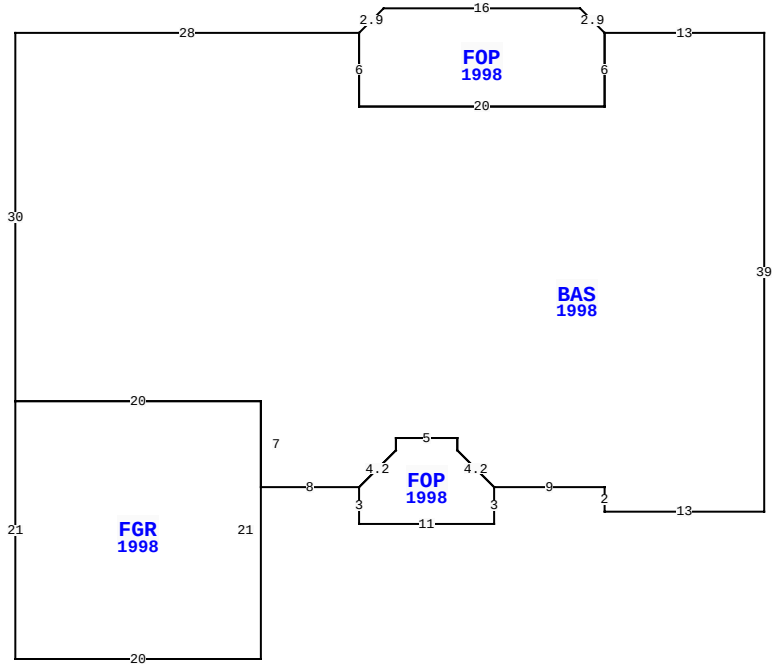
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	325,570
FGR	420	55	231	37,717
FOP	62	30	19	3,102
FOP	156	30	47	7,674
TOTALS	2,632		2,291	374,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,291	124.4012	186.60	427,501	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2021 Heated Area: 1994 HX Base Yr 2021



1006 N OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		374,063
TOTAL MARKET OB/XF VALUE		31,755
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		630,818
SOH/AGL Deduction		174,963
ASSESSED VALUE		455,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		405,855
TOTAL JUST VALUE		630,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120910	SOLAR WTR HTR SYS	4,070	05/22/2012
20101412	GAS	550	08/24/2010
20042398	XFOB	8,000	12/20/2004
20042153	ELEC OTHER	1,000	11/15/2004
20041902	SWIM POOL	37,000	10/18/2004
972239	NEW CONSTR	126,000	11/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/0642	5/29/2018	WD	Q	I	02	499,000
GRANTOR: GARDY ANTHONY J & CAR						
GRANTEE: MACDONELL JAMES & G						
0808/1958	10/07/1997	WD	Q	V		45,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GARDY ANTHONY J & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 FOP=[YR=1998] U2 L2 W16 D2 L2 S6 E20 N6 $ S6 W20 N6 W28 S30 FGR=[YR=1998] S21 E20 N21 W20 $ E20 S7 E8 FOP=[YR=1998] S3 E11 N3 L3 U3 N1 W5 S1 L3 D3 $ U3 R3 N1E5S1 R3 D3 E9 S2 E13 N39 $.

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	0855	CONC PAVER	0	100	0	0	102.00	SF	7.00	7.00	100	2014	2014	3	95	678	
2	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2014	2014	3	95	6,413	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	75	44	
4	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	2005	2005	3	40	13,940	
5	0845	KOOL DECK	0	100	0	0	490.00	SF	14.50	14.50	100	2005	2005	3	86	6,110	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	24	960	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	
8	0910	SCRN RM L	0	100	0	0	936.00	SF	15.00	15.00	100	2005	2005	3	24	3,370	

LAND DESCRIPTION

TOTAL OB/XF 31,755

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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS