

LOT 3
IN OR 1962/1163
OCEAN OAKS PB 6/50

RAO SUBBA M 2013 DEC OF TRUST/RAO SUBBA M TRUSTEE
1002 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0003-0000



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 70
Interior Floo	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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

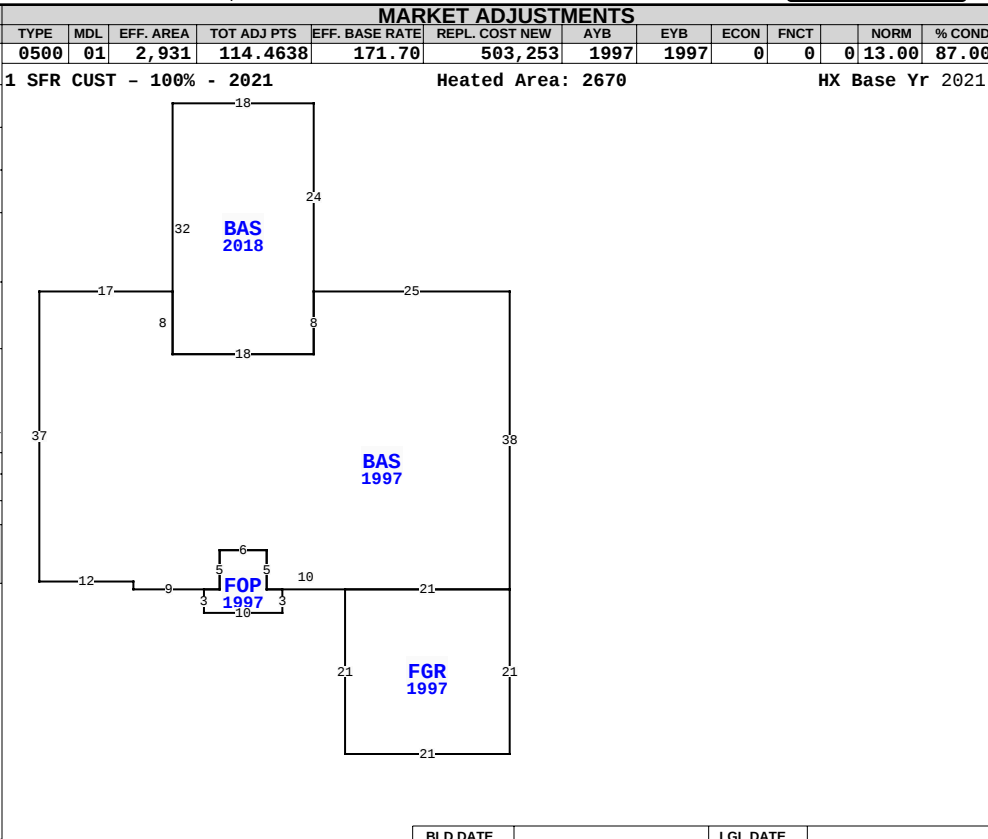
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	312,800
BAS	576	100	576	86,042
FGR	441	55	243	36,299
FOP	60	30	18	2,689

TOTALS	3,171		2,931	437,830
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0855	CONC PAVER	0	100	0	0	1,252.00	SF	7.00	7.00	100	2018	2018	3	97	8,501	
3	0819	CONC 12"	0	100	3	10	30.00	SF	9.50	9.50	100	1997	1997	3	73	208	
4	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	87	24,847	
5	0911	SCRN RM A	0	100	0	0	540.00	SF	17.50	17.50	100	2018	2018	3	82	7,749	
6	0845	KOOL DECK	0	100	0	0	204.00	SF	7.25	7.25	100	2018	2018	3	97	1,435	
7	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	94	1,805	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION			TOTAL OB/XF 47,909														
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
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 03/21/2024 BY KBA



1002 N OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD
VALUATION BY				
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				437,830
TOTAL MARKET OB/XF VALUE				47,909
TOTAL LAND VALUE - MARKET				225,000
TOTAL MARKET VALUE				710,739
SOH/AGL Deduction				198,488
ASSESSED VALUE				512,251
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				462,251
TOTAL JUST VALUE				710,739
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				692,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173878	ADD 407SF	47,273	12/07/2017
10000B	NEW CONSTR	113,652	08/28/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1962/1163	2/11/2015	WD Q	Q	I	01	405,000
GRANTOR: MONROE VICKI S & FRAN						
GRANTEE: RAO SUBBA M & RADHA						
0792/0667	5/05/1997	WD Q	Q	I		190,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MONROE VICKIE S & F						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1997] W25 BAS=[YR=2018] N24 W18 S32 E18 N8\$ S8 W18 N8 W17 S37 E12 S1 E9 FOP=[YR=1997] S3 E10 N3 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21 \$ E21 N38 \$.						

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