

LOT 30
IN OR 2234/161
OCEAN OAKS PB 6/50

GIBBONS RICHARD S & LINDA R
1007 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2024

00-00-31-1550-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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	2,278	100	2,278	351,729
FGR	518	55	285	44,005
FOP	76	30	23	3,552
FSP	200	40	80	12,352
PTO	175	5	9	1,390
USP	175	30	52	8,029

TOTALS 3,422 2,727 421,055

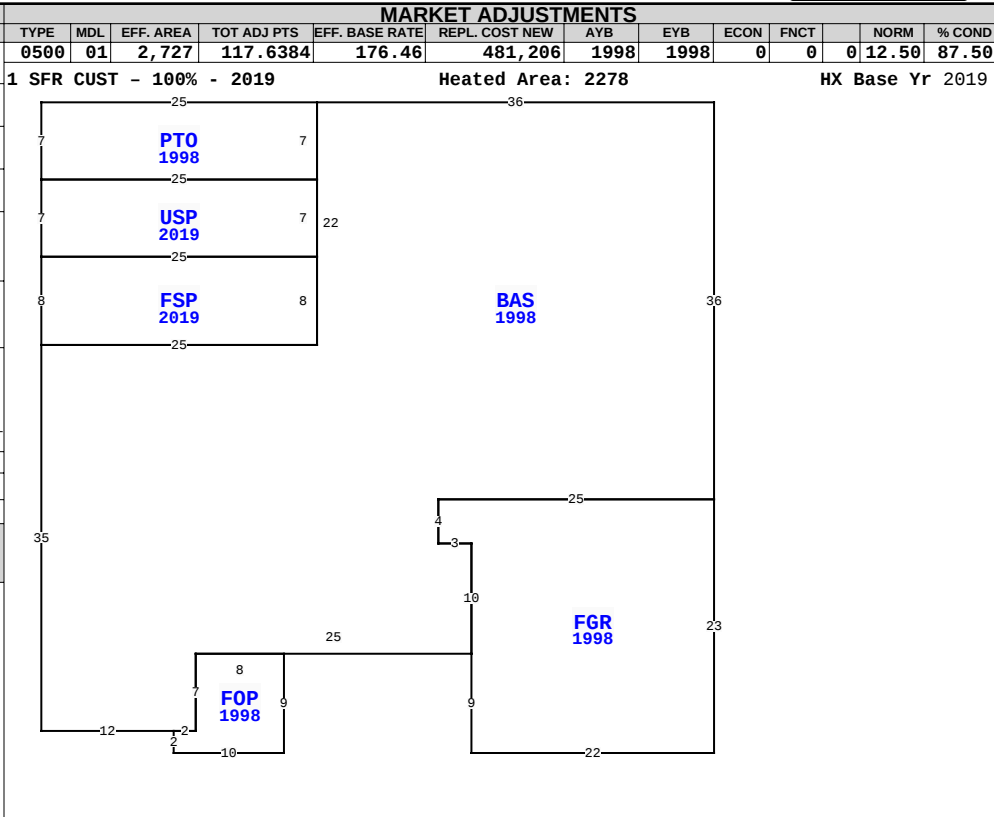
EXTRA FEATURES

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	1998	1998	3	81	2,835	
2	0819	CONC 12"	0 100	5	10	50.00	SF	9.50	9.50	100	1998	1998	3	75	356	
3	0819	CONC 12"	0 100	4	5	20.00	SF	9.50	9.50	100	1998	1998	3	75	143	
4	0810	CONCRETE A	0 100	3	71	213.00	SF	6.50	6.50	100	1998	1998	3	75	1,038	
5	0810	CONCRETE A	0 100	0	0	814.32	SF	6.50	6.50	100	1998	1998	3	75	3,970	
6	0910	SCRN RM L	0 100	14	25	350.00	SF	15.00	15.00	100	1998	1998	3	20	1,050	
7	0819	CONC 12"	0 100	4	12	48.00	SF	9.50	9.50	100	1998	1998	3	75	342	

LAND DESCRIPTION

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	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 12/05/2019 BY DJ



1007 S OCEAN OAKS DR, FERNANDINA BEACH

1007 S OCEAN OAKS DR, FERNANDINA BEACH										XF DATE INC DATE				LAND DATE AG DATE		08/01/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835								
50.00	SF	9.50	9.50	100	1998	1998	3	75	356								
20.00	SF	9.50	9.50	100	1998	1998	3	75	143								
213.00	SF	6.50	6.50	100	1998	1998	3	75	1,038								
814.32	SF	6.50	6.50	100	1998	1998	3	75	3,970								
350.00	SF	15.00	15.00	100	1998	1998	3	20	1,050								
48.00	SF	9.50	9.50	100	1998	1998	3	75	342								

LAND DESCRIPTION

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	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 12/05/2019 BY DJ

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										421,055									
TOTAL MARKET OB/XF VALUE										9,734									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										655,789									
SOH/AGL Deduction										165,082									
ASSESSED VALUE										490,707									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										440,707									
TOTAL JUST VALUE										655,789									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										637,232									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190536	SCRNENCL	0	10/07/2019
983118	XFOB	2,453	02/02/1998
972028	NEW CONSTR	165,000	09/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/0161	10/30/2018	WD	Q	I	02	470,000
GRANTOR: BURGHARD GARTH & SHIR						
GRANTEE: GIBBONS RICHARD S &						
1444/1091	9/14/2006	WD	U	I	18	100
GRANTOR: BURGHARD GARTH L & SH						
GRANTEE: BURHARD GARTH L &SH						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=1998] W36 PTO=[YR=1998] W25 S7 USP=[YR=2019] S7
FSP=[YR=2019] S8 E25 N8 W25 \$ E25 N7 W25\$ E25 N7\$ S22 W25 S35
E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25FGR=[YR=1998]
S9 E22 N23 W25 S4 E3 S10 \$ N10 W3 N4 E25 N36 \$.